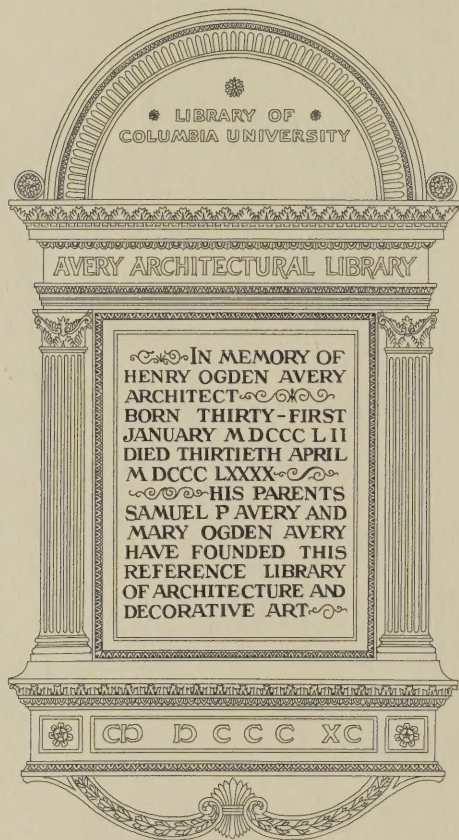
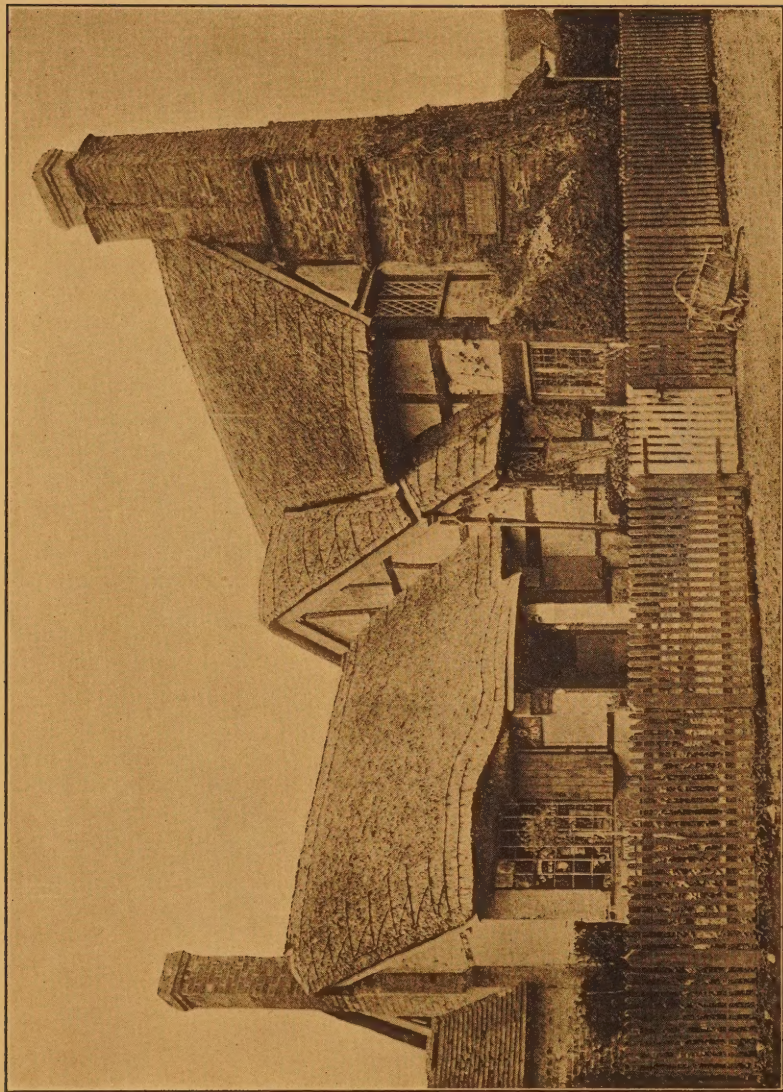




HOMES OF
CHARACTER
by
JOHN HENRY NEWSON





COTTAGE AT BROMFIELD, ENGLAND

Plans of modern development of this cottage on Page 20.

HOMES OF
CHARACTER
by
JOHN HENRY NEWSON

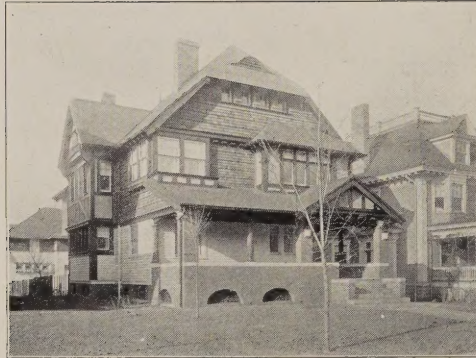
Williamson Building
Cleveland, Ohio
U. S. A.

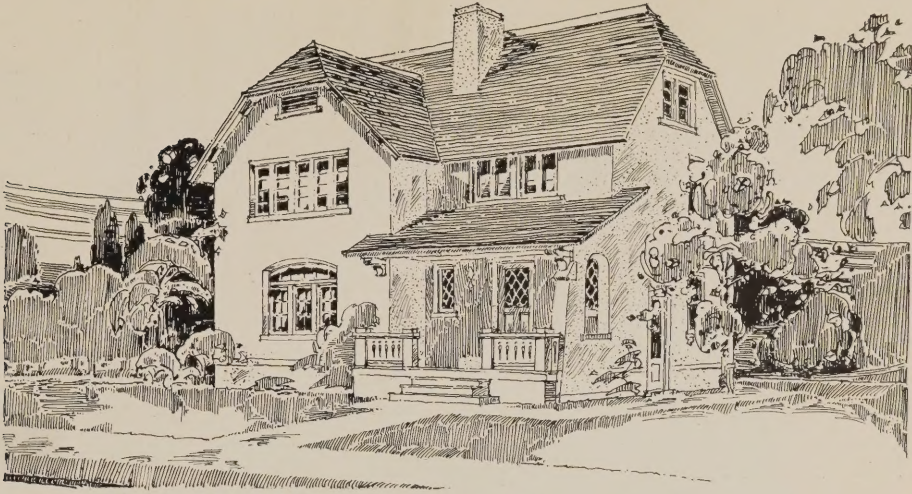
Another and most important reason why you should order your plans from a competent architect is that properly executed plans save hundreds of dollars to the home builder, because they are drawn right, because there are no changes to be made and because a good architect safeguards you in every way. The usual "bills for extras" will be eliminated. If you order your plans from me you will also save in the cost of your plans.

You will notice that the estimated costs of the following designs vary greatly. This is on account of the difference in labor costs, material costs, the kind of materials specified and whether the house is to be built for a summer cottage or for use all the year around.

The costs given for the various designs are figured very conservatively. I do not expect to sell my plans by means of these costs, but rather by the fact that the completed home will not run over the amount I have designated.

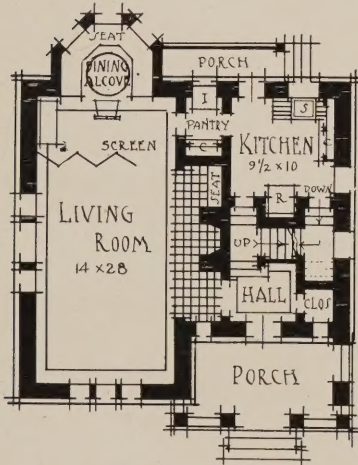
JOHN HENRY NEWSON,
Cleveland, Ohio.



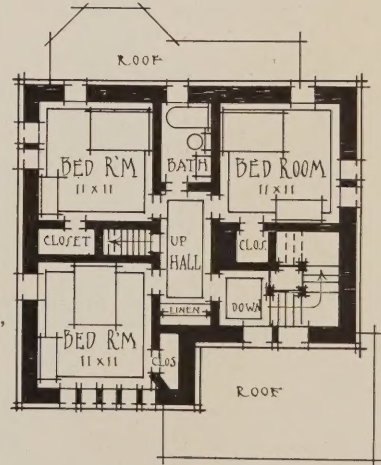


MODERN ENGLISH

This type of modern English cement house is sufficiently localized to be called American and is a most excellent illustration of the beauty of this material for exterior wall surfaces. The roof lines and the rather broad expanse of plaster surface, broken by the groups of windows, give an artistic effect that would be hard to attain by the use of any other material. The durability of the best brands of cement and the absolute water proofing mixtures upon the market have made the use of cement on hollow tile or brick desirable material, both from a practical and an artistic viewpoint. For that reason we have shown many of our designs in cement.



FIRST FLOOR



SECOND FLOOR

No. 123.

Size, 29 x 27 feet.

Cost, \$4,000.00.

Can be built for
\$3,400.00 to \$5,000.00.

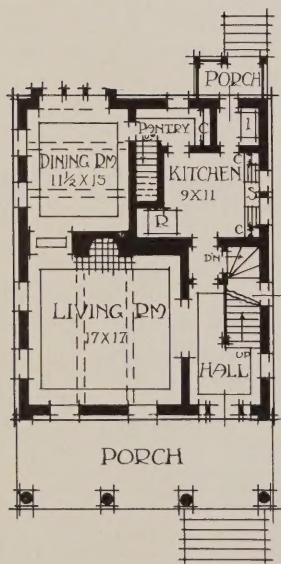
Cost of plans, \$30.00.

Cost of specifications,
\$5.00.

The large living room occupying over one-half of the entire first floor, with a dining alcove at one end and a broad angle nook at the side, is the dominant feature of this home. The advantages of this arrangement are evident. Most of the meals can be served at the table in the alcove, where it is screened from the main part of the room by a high collapsible screen. Should occasion demand, it can be extended into the room and ample space for guests provided. At most times the entire room is available for a living room. The hall, kitchen and pantry are conveniently arranged. Each bedroom has a large closet and off of the hall is located a large linen closet, and at the further end of the hall a bathroom. Two bedrooms can be provided in the attic with sufficient storage space remaining. Basement extends under the entire house.

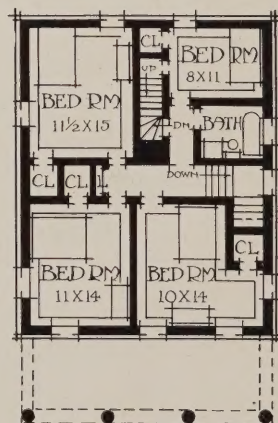


AN EXTREME COLONIAL TYPE



FIRST FLOOR

No. 128.
 Size, 26 x 32 feet.
 Cost, \$4,000.00.
 Can be built for
 \$3,600.00 to \$4,500.00.
 Cost of plans, \$30.00.
 Cost of specifications,
 \$5.00.



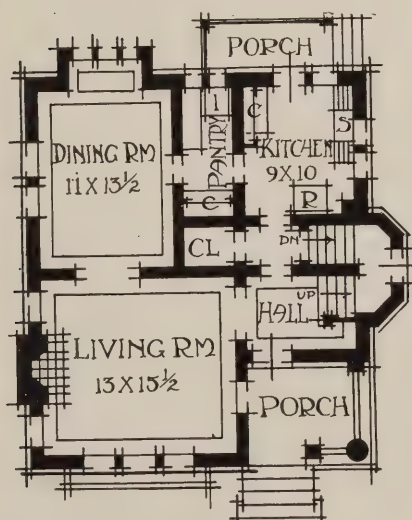
SECOND FLOOR

An extreme Colonial type of home appeals to many who admire a plain and stately exterior. Unfortunately, this photograph was taken in the winter and does not show the house as it appears with the porch boxes full of flowers and the shrubs in leaf and bloom. It is a most imposing home for its size and cost. This home was planned to meet three requirements—a large living room, a separate rear stairs and not to exceed 26 feet x 32 feet in size. A brief inspection of the plan will show how this was worked out without eliminating other desired features. The detail of the interior finish is carried out in the same severe Colonial lines as the exterior, while the decorations and the electric fixtures increase the thoroughly homelike and restful air of this old-fashioned Colonial home.

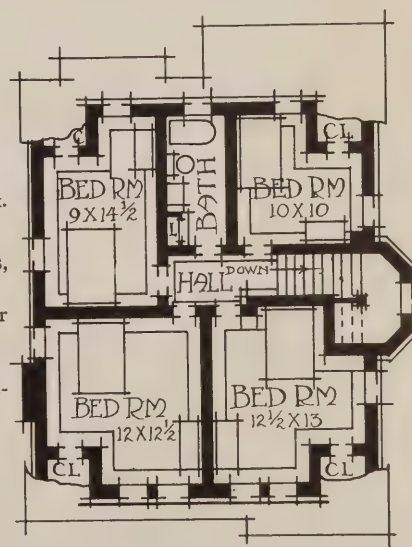


AN AMERICAN COTTAGE

A unique and exceedingly effective treatment for a purely American cottage. This home is constructed of frame and is sided to the top of the first story windows and in the dormers with wide siding. Ordinary siding with each third board doubled would give an equally pleasing effect. The gable ends are sided with ten-inch boards placed upright with battens over the joints. The roof is shingled. The color treatment is white upon the first story and dormer, brown stain in the gable end, and the shingles are allowed to take on their natural gray tone, or stained gray to immediately give that effect.



FIRST FLOOR



SECOND FLOOR

No. 134.

Size, 26 x 28 feet.

Cost, \$2,800.00.

Cost of plans, \$25.00.

Can be built for \$1,500.00 to \$3,500.00.

Cost of specifications, \$5.00.

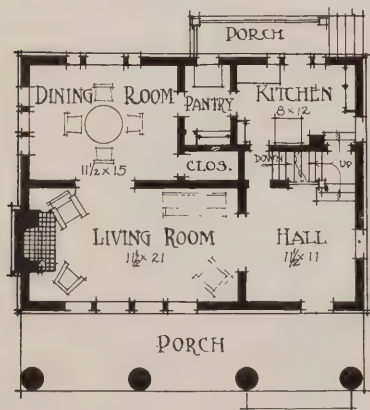
A glance at the floor plan will show the completeness and compactness of the entire house. It has everything that is to be found in a large house. The bedrooms and hall are well lighted, the bathroom is convenient and the closets are ample. This home has no attic, but the basement extends under the entire building.



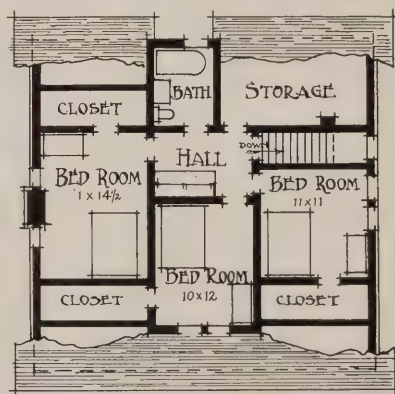
AN IRISH COTTAGE

This Irish cottage with stained shingle roof, rounded eaves, giving a thatched effect, and wide clapboards or shingles over ordinary balloon frame, recalls pleasant memories of the "ould country," and is eminently practical as an American home. The chimney is brick, or can be plastered if desired, and porch floor is cement, laid off in large squares.

Full details and instructions for building the rounded eaves are given in the working plans and specifications.



FIRST FLOOR



SECOND FLOOR

The ground floor arrangement is simple and convenient, with combination stairs and access to basement from hall and kitchen. The large closet off the dining room can open off the rear hall if desired. The basement is built under entire house. Three bed rooms, bath room and large storage room on second floor complete the plan.

No. 103.

Dimensions, 24 x 34 feet. . . Cost, \$3,200.00.

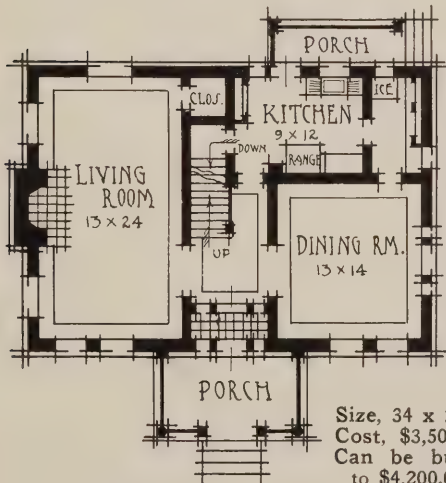
Can be built for from \$2,500.00 to \$4,000.00.

Cost of plans and scale drawings, \$25.00. Cost of specifications, \$5.00.

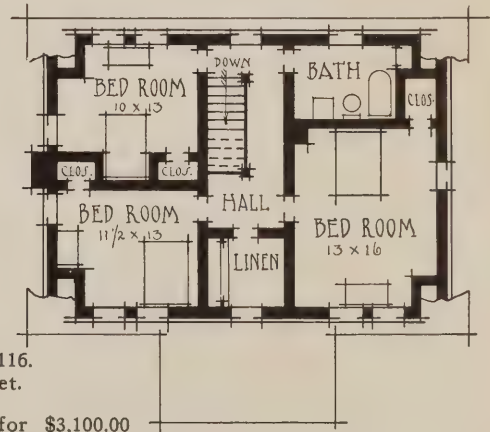


ENGLISH ; PLASTER AND SHINGLES

Rough and rugged as its environment, this English plaster and shingle house has called forth much favorable comment. With other surroundings the detail of rafter ends, brackets, etc., should be slightly refined; the general design would tie itself to any landscape.



FIRST FLOOR



SECOND FLOOR

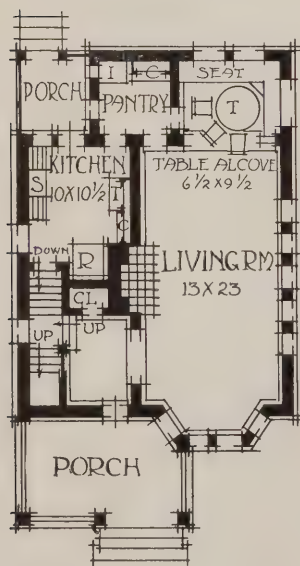
No. 116.
 Size, 34 x 24 feet.
 Cost, \$3,500.00.
 Can be built for \$3,100.00
 to \$4,200.00.
 Cost of plans, \$27.50.
 Cost of specifications, \$5.00.

The plan is similar to many of its type with a center hall, large living room at one side, a square dining room at the other and a kitchen with a butler's pantry at the rear. The kitchen connects through hall with the front door. Closet off living room could open from the kitchen if desired or the space taken for a rear grade entrance to the kitchen and basement. The second floor contains three large bedrooms, a linen or sewing room, and an unusually large bathroom with a linen cabinet. Basement under the entire house.



A MODERN GERMAN TYPE

This home, possessing the feeling and character of the modern German trend in architecture, is constructed of hollow tile and the walls cemented. The roof has red slate and the wood work upon the exterior is stained gray. This is a very inexpensive and artistic home.



FIRST FLOOR

No. 140.

Size, 24 x 30 feet.

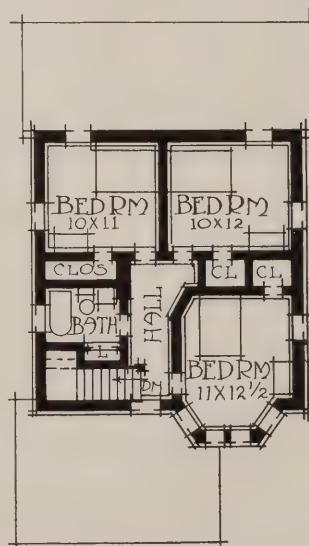
Cost, \$2,500.00.

Minimum cost, \$2,300.00.

Maximum, \$3,000.00.

Cost of plans, \$25.00.

Cost of specifications, \$5.00.



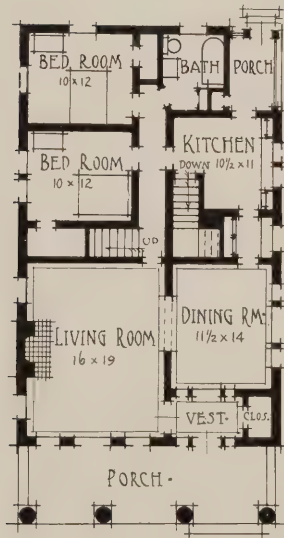
SECOND FLOOR

The main part of this house is only 24x24 feet in size and contains a very large living room, hall, kitchen, three bedrooms, a bath room and a coat closet on the main floor. The pantry and dining alcove are in a small one story wing at the rear. A basement and small attic complete the plan. Nothing could be more compact and at the same time a more liveable—a truly delightful home.



A BUNGALOW

The bungalow is a type of house rapidly becoming popular throughout the country, but on account of the fact that they are usually inexpensive, architects have not given their planning serious thought and study. As a consequence in many of them the rooms are mixed up in the most indiscriminate manner; bedrooms and bathroom have no privacy and the odors from the kitchen permeate every portion of the house. All this can be easily obviated by a little care and study.



FIRST FLOOR

No. 107.

Size, 28 x 44 feet.

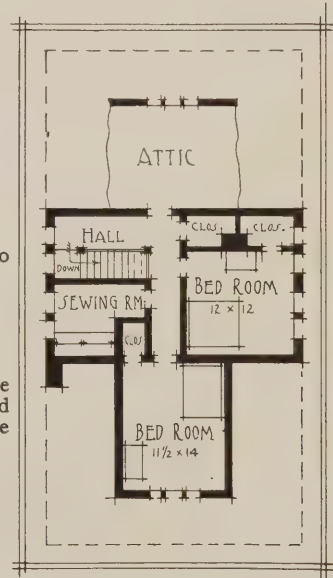
Cost, \$3,200.00.

Can be built for \$1,500.00 to \$4,000.00.

Cost of plans, \$25.00.

Cost of specifications, \$5.00.

Plans for this bungalow are also furnished in 26, 30 and 32-foot widths at the same price.



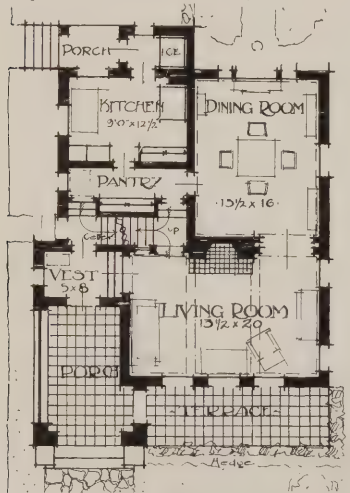
SECOND FLOOR

In this bungalow the kitchen is separated from the dining room by the butler's pantry. The sleeping rooms and bath are on a hall, which is completely shut off from the living portion of the house. The bathroom is accessible from any of the bedrooms, including those on the second floor, without passing through the living rooms. The second floor contains two bedrooms, sewing room and attic, reached by stairs from the hall. All bedrooms have large closets. In a cold climate it would be advisable to have a basement under the entire house, but in many States a small basement would be sufficient. The cost given can be materially reduced in many ways; the construction may be lighter and the second floor could be left unfinished.



AN ENGLISH PLASTER HOUSE

This is a type of modern English architecture in mass, detail and color. The outside is plastered over hollow tile or brick and tinted cream white. The window sills and porch steps are of brick set on edge with cement mortar. The barge board, eaves and window frames are stained a rich nut brown and the roof is covered with a mottled gray and purple slate. The window sash and muntins are painted white. The terrace and porch are floored with cement marked off in squares to imitate tile and the terrace is surrounded by a low English privet hedge. The arched entrance is enriched with curved trellis beams, and when grown over with vines, and with green bay trees set at each side of the arch, the whole gives an exceedingly pleasing effect. If necessary to lessen the cost, the exterior may be developed in lap siding.



FIRST FLOOR

No. 101.

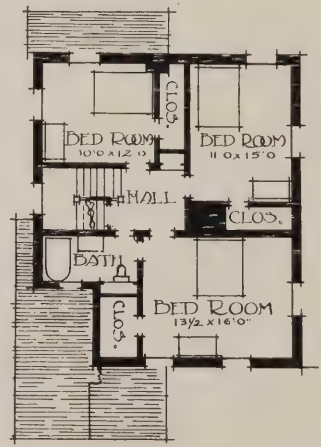
Size, 28 x 33 feet.

Cost, \$4,500.00.

Can be built for \$3,500.00 to \$6,000.00.

Cost of plans, \$30.00.

Cost of specifications, \$5.00.



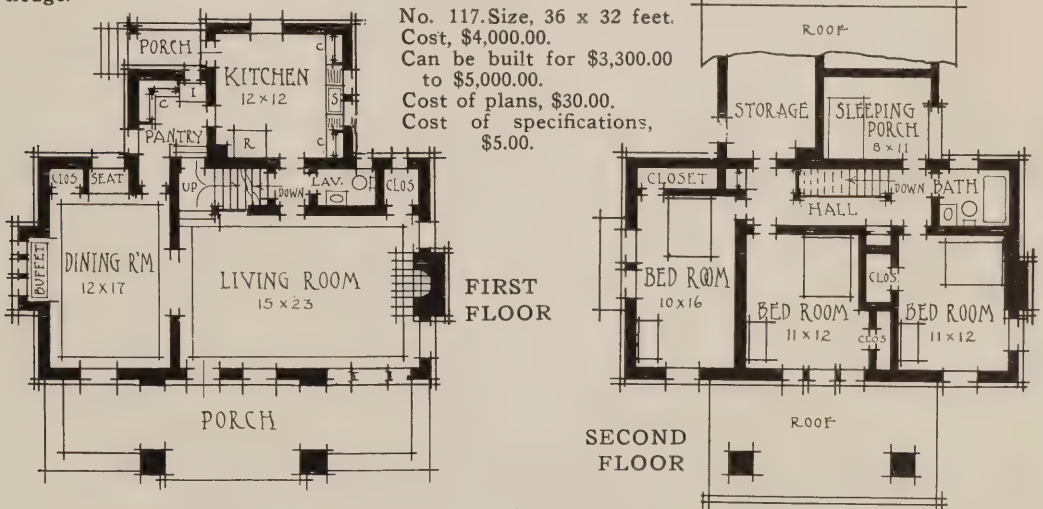
SECOND FLOOR

The large living room across the front is exceedingly well lighted and has a fireplace dividing it from the dining room. The stairs lead from the living room to second floor and also in combination from the pantry. The kitchen is amply lighted and well arranged with the sink placed for best light and the refrigerator set in a separate cold room. Range and cupboard are conveniently placed and ample space provided for the kitchen table. The pantry is also well lighted and has a china closet with a lower counter shelf containing flour bin, drawers and cupboard and a drop work table is placed under the window at one end. It will be noticed that the front door is slightly depressed from the floor level of the house, which will give an effect of loftiness. Access is convenient to the vestibule from the kitchen. This plan is as complete and commodious as is usually found in homes of twice the cost. This is due to the economical plan of the entry hall and stairs in which you will note there is no waste room. The second floor contains three good bedrooms with large closets, bathroom, linen closet, a well lighted stair hall and stairway leading to an unfinished attic. Basement under the entire house is reached by stairs to outside grade entrance or through pantry to kitchen.



AN AMERICAN HOME

A cement house, typical of our best modern architecture and, like the other cement houses shown, is built of hollow tile. The beauty of the exterior is due to the unbroken roof lines, the grouping of the windows and the massive chimney. The porch is covered only in part to admit a great amount of light in both the dining room and living room. The roofs are covered with red slate. The trimmings are brown, plaster cream, and the porch floor is cement marked off into tiles. The edge of the uncovered part of the porch is surrounded by a low English privet hedge.

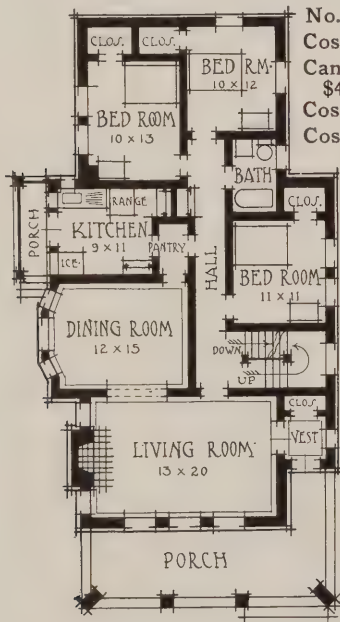


By the elimination of the hall on the first floor we have an unusually large living room, a good-sized dining room and further gain a lavatory and two spacious closets on the main floor. The kitchen and pantry are placed in a wing which permits windows to adequately ventilate the kitchen. Its isolation insures against odors of cooking penetrating the rest of the house. Stairway to basement is accessible from both living room and kitchen through a hall under the stairs and off of which also opens the lavatory. The second floor has three bedrooms, each with a good closet and off of the hall in the wing a sleeping porch is placed which can be enclosed with glass in the winter and heat provided, thereby giving a fourth bedroom. To gain the long low effect to the exterior no attic is provided, as there is ample storage space in the wing at left of sleeping porch. This is an exceptionally good plan and merits careful consideration as it combines a high degree of comfort with most excellent architectural effect.



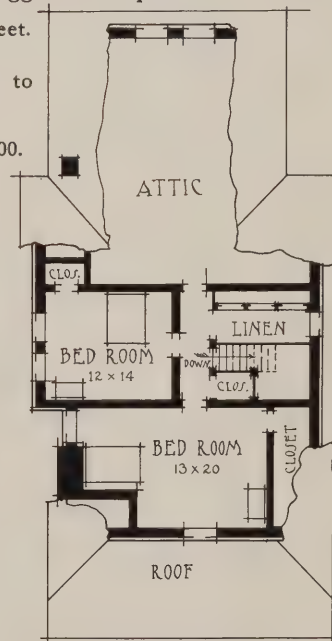
A LARGE BUNGALOW

A cement bungalow for a large family with more room than is usually provided in this class of home. The half-tone reproduction was taken to show the harmonizing effect obtained by grouping the outside chimney, dormer and gable end with the entrance to the kitchen. I would suggest a color scheme for the exterior, similar to that described in No. 101, but other combinations of colors and materials can be used to produce various effects, which I will be pleased to suggest on request.



GROUND FLOOR

No. 114. Size, 30 x 53 feet.
 Cost, \$3,500.00.
 Can be built for \$1,400.00 to \$4,200.00.
 Cost of plans, \$27.50.
 Cost of specifications, \$5.00.



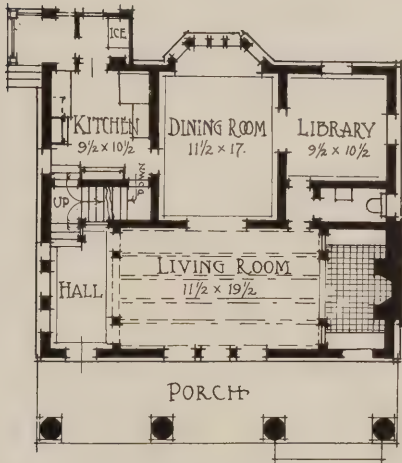
SECOND FLOOR

A glance at this floor plan will reveal the absolute privacy of the sleeping quarters from the living rooms. The kitchen is so arranged that the pantry keeps the odors of cooking from both the dining room and bedrooms. The stairway to second floor is conveniently placed with relation to the living room and at the same time gives access from the second floor bedrooms to the bath without passing through living rooms. Closets are ample and a linen closet with drawers and shelves is provided at the head of the stairs. The rear portion of second floor provides a large attic, and a second bath or bedroom may be added on this floor.

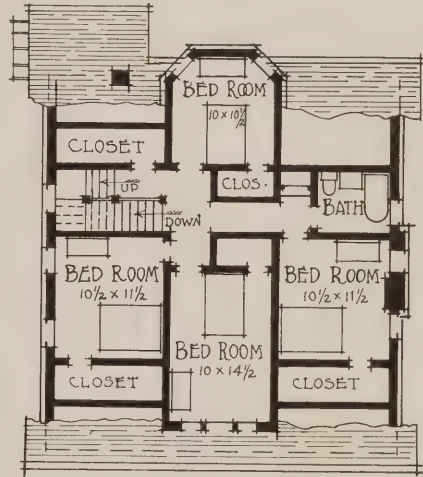


A CEMENT COTTAGE

This is a cement house with walls constructed of hollow tile or brick. The simple treatment of the roof with the pleasing grouping of windows give this house a decidedly homelike effect. The same character, however, would be kept at less expense if wood frame were used, with the walls clapboarded or shingled. The railing indicated on the kitchen porch is composed of $\frac{7}{8}$ sawed boards, a departure cheaper than spindles with a great deal more character.



FIRST FLOOR



SECOND FLOOR

The large living room across the front with the entrance hall at one end and an angle nook with chimney seats at the other, a combined width of 33 feet, and the dining room opening off the center of the living room give a feeling of great space and the effect of an exceedingly large house. The library is accessible from either the dining room or living room with a toilet room conveniently placed. Combination stairs lead to the second floor, which contains four bedrooms, a closet for each room, large storage closet and bathroom. One or two bedrooms can be finished off in the attic if desired. Basement under entire house.

No. 106.

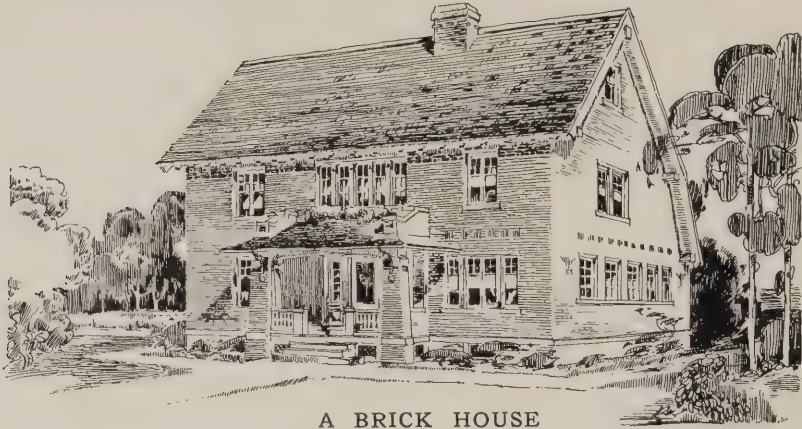
Size, 34 x 27 feet.

Cost, \$3,800.00.

Can be built for \$3,000.00 to \$5,000.00.

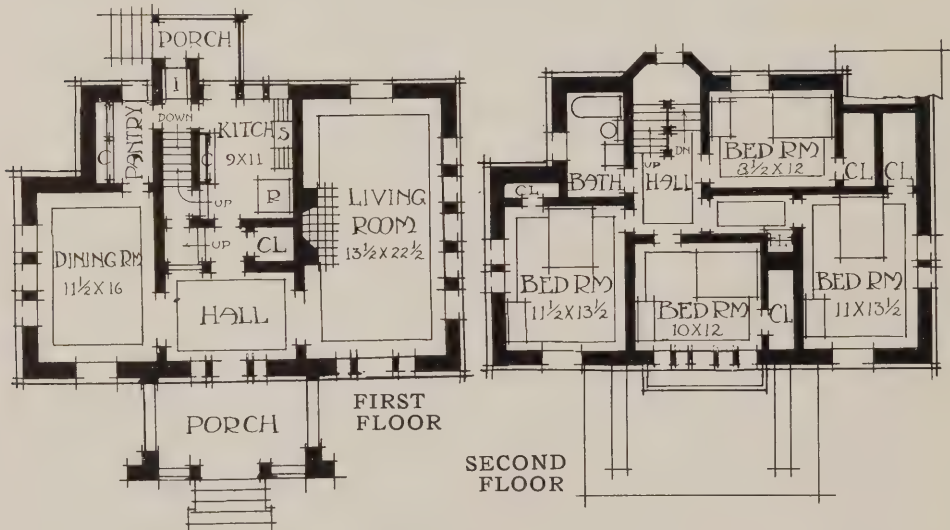
Cost of plans, \$25.00.

Cost of specifications, \$5.00.



A BRICK HOUSE

No material is as substantial looking as brick and when carefully laid up, with a simple pattern treatment placed here and there upon the walls, a pleasing exterior is obtained. This home with simple roof lines and unusual but artistic grouping of windows has character in every line. And to one desiring an ample amount of light in the main room, this porch treatment will be found practical, effective and commodious. The floor area inside the railing is 9 x 15 feet.



This is an economical plan with the kitchen placed in the center, at the rear, and access from same to the front hall. The living room is placed on one side of the house. The hall is imposing and the dining room is generous in proportions. The vista through the hall from the dining room towards and through the living room is delightful and most spacious in appearance. The unusual stairway arrangement avoids the necessity of a rear stairs and at the same time provides easy access to the second floor from both the hall and the kitchen. The second floor provides four bedrooms, each with a closet, a bathroom and a linen closet. The stair hall is ample and well lighted. The attic is not finished and the basement extends under the entire house. Attention is called to the single chimney, sufficing for all the needs of this home.

No. 129.

Size, 40 x 24 feet.

Cost, \$5,500.00.

Can be built for \$4,800.00 to \$6,000.00.

Cost of plans, \$35.00.

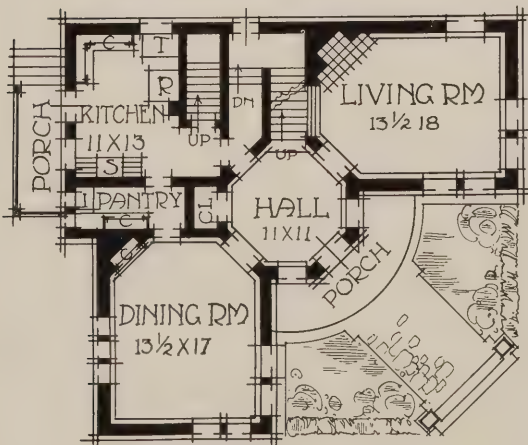
Cost of specifications, \$5.00.



AN "L" SHAPED HOUSE



SECOND FLOOR



FIRST FLOOR

This "L" shaped home with an entry bay placed at the re-entrant angle is typical of English homes and is eminently practicable for our climate. To take advantage of every ray of the life giving sun, this home was planned and built. The walls are brick up to the top of the first floor windows and cemented above; the roof is slated and the wood work is stained and waxed. The earth is terraced up between the wings and surrounded by a low hedge. Being on a level with the porch floor this terrace makes a good romping place for children. The entire area answers as a porch.

The living room, dining room and two bed rooms have light on three sides, while the kitchen and bed room over have light on two sides. Combination stairs lead to second floor, attic and basement from both the hall and kitchen and a grade entrance is provided to the basement. A corner fire place in the living room, a china cabinet in the dining room and the large octagonal hall make this a much sought and desirable plan. Note the coat closet off of the main hall on the first floor, the large linen closet in the second floor hall and the large closets provided off the bed rooms. Kitchen and pantry arrangements are good and the whole plan is thoroughly studied.

No. 141.

Size, 36 x 40 feet. Cost, \$5,200.00.

Minimum cost, \$4,500.00.

Maximum, \$6,500.00.

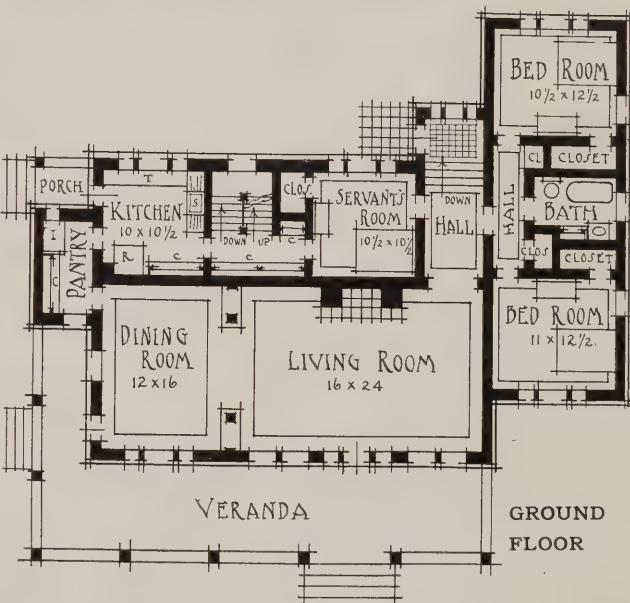
Cost of plans, \$40.00.

Specifications, \$7.50.



A SEVEN-ROOM BUNGALOW

A bungalow erected on the shores of a lake, near a large city, and is of frame construction extending very close to the ground. The siding is rough-sawn lap-siding, and the roof is shingled and stained a very dark brown. The window sashes are painted white. The grouping of windows is the sole ornamentation, and all windows are casements with glass set in leaded lines. The house, being situated between the avenue and lake, has the entrance from the avenue side and a veranda looking over the lake. The living room and dining room are separated by high cabinets forming bookcases, while the ceiling-line is unbroken through both of these rooms. The kitchen is so isolated as to prevent odors permeating the house, and the servant's room is handy to the kitchen. This room is made accessible from the main hall so that it may be used as one of the main bedrooms or as a den, overlooking the avenue. The sleeping quarters of the house are carried out according to the same principle of isolation as all my bungalow plans. The attic contains one finished bedroom and a large finished storage space, lighted by windows at each gable end. Basement under the entire building contains laundry, steam heating plant, coal and cold storage room.



No. 122.

Size, 51 x 41 feet.

Cost, \$5,100.00

Can be built for \$4,500.00 to \$6,000.00.

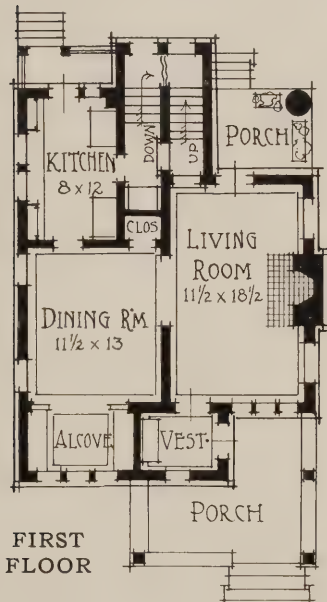
Cost of plans, \$35.00.

Cost of specifications, \$5.00.



A HOUSE FOR A NARROW LOT

This house is designed for a narrow city lot, and possesses a degree of character seldom obtained in a house so small as this. The vine covered pergola over the porch, the long roof lines and the exposed chimney combine to make this home one of merit. It is built of frame construction with walls and roof of shingles. Other covering materials can, however, be substituted by the purchaser.



FIRST FLOOR

No. 104.

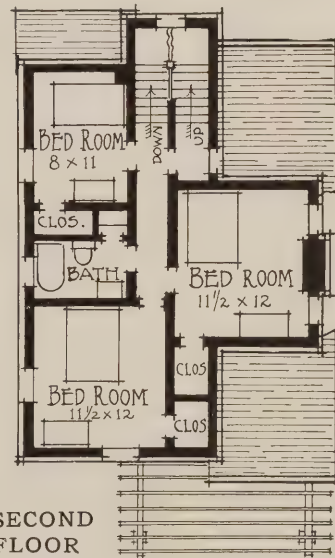
Size, 24 x 32 feet.

Cost, \$2,700.00.

Can be built for \$1,500.00 to \$3,500.00.

Cost of plans, \$25.00.

Cost of specifications, \$5.00.



SECOND FLOOR

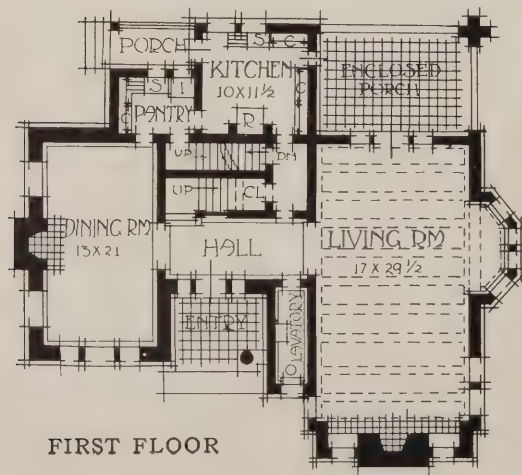
The floor plan is compact without waste space. The living room has a mantel on its longest wall with a large opening in the opposite wall to the dining room. As in No. 105 it has a porch from the rear of the living room overlooking the garden, a similar stair arrangement with a grade entrance to the basement and a refrigerator placed at the end of rear hall. The kitchen is well lighted and complete in all its appointments with the sink directly under a window. The rear hall and closet off the dining room can be thrown into the kitchen if desired, increasing that room to 11 1/2 x 12 feet. The alcove off the dining room, with a table and built-in seats, is very attractive and makes a cheerful breakfast room. The second floor contains three good-sized bedrooms, a bath, linen closet, ample clothes closets and stairs to attic. Basement under entire house.



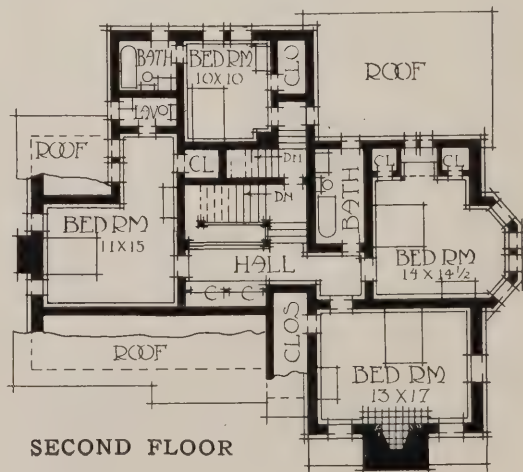
AN ENGLISH CEMENT AND HALF TIMBER HOME

To properly describe this quaint development of an old thatched roof cottage at Bloomfield it becomes necessary to say a word concerning the growth of style in architecture. From the beginning until this day builders have been improving and modifying the architecture that has gone before. As the periods passed, each left examples of an art typifying the prevailing life, temperament, climate and politics of its time. So the periods came, developed and declined and out of each decadence grew another period. These periods of styles were far reaching to the extent of prevailing over the entire civilized world; and at the present day is the very same occurrence going on before us—we are developing an architecture out of the past. If the reader will note the numerous replicas of old work, or developments of the old styles, he can see that in architecture, history is again repeating itself. The much sought for half timber work of England, the free use of the wide ship-lap siding of our forefathers in the Colonial days, the use of stucco or cement walls, also of old England, and even the use of brick work and terra cotta as of the old Romans, all prove the above words.

When an old type is followed and properly carried out, true art value is everywhere apparent. When the architectural mass or some line or detail of the old work is reproduced and incorporated in a modern home, or any other building, the sweet charm, reposeful solidity, and general fitness of things, which I call "Character," is predominant.



FIRST FLOOR



SECOND FLOOR

A photograph of the prototype of this home is the frontispiece of this book. The original is several hundred years old and shows the mellowing influence of time. In my development of this cottage, every modern convenience is installed and each up-to-date requirement met without losing the old time flavor or quaint artistic beauty of the original.

The home is entered through a lofty beamed hall, at one end of which is the dining room and at the other the large living room. This hall has an elegant art glass ceiling light, tradition not permitting windows in the long roof. The living room and sun parlor occupy one entire side of the house; the dining room occupies the other while at the rear is placed the service quarters. The large glass bay supplies an abundance of light and is placed on a center line with the hall, dining room and large chimney piece in the dining room, thus presenting a long and beautiful vista through the home with an interesting termination at either end. The porch makes a delightful dining room in the summer, having direct access to the kitchen for serving purposes, and can be used as a spacious sun parlor during the winter. The living room has a large fire place in a tiled recess, flanked by window seats. The service part of the house is very complete and contains all the equipment needed for kitchen use. The range is set in a bricked recess with an extending hood, connected to a ventilating flue. Each of the three bed rooms has some especially attractive feature; a fire place in the front room, the large bay in the rear room and a complete toilet room off the chamber over the dining room. The main bath has a tile floor and wainscot and elaborate plumbing fixtures. The servant's room, with complete bath is located over the kitchen and is reached by separate rear stairs. These stairs have a door to the main hall at the landing level, giving access between servant's and main bed rooms. There is no attic but storage space under the roof is accessible and a basement extends under the entire house.

No. 142.

Size, 48 x 44 feet. Cost, \$10,000.00.
Minimum cost, \$9,000.00; maximum, \$15,000.00.
Cost of plans, \$90.00; specifications, \$10.00.

• • •



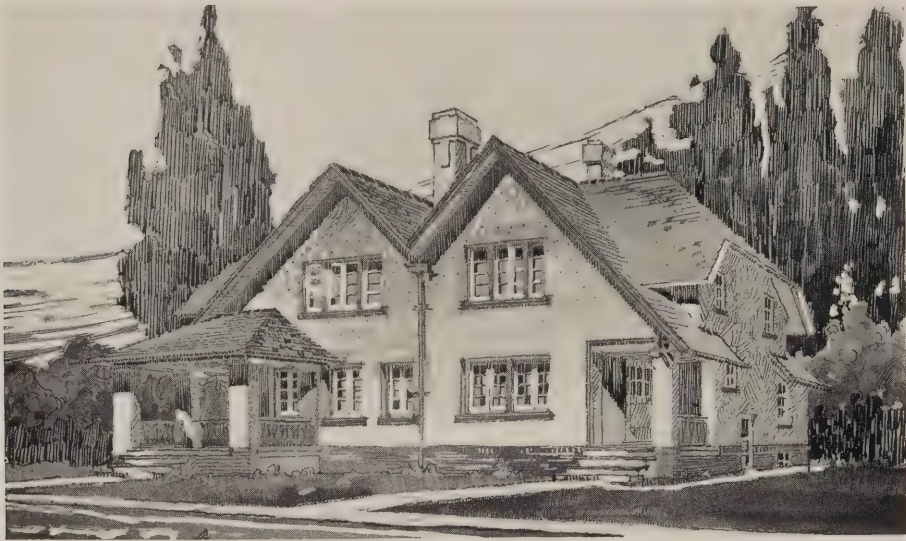
A TWO-FAMILY HOUSE

This is a very desirable plan of an inexpensive house for two families, and makes an attractive renting proposition. It is more economical to build and does not require so large a lot as the usual side by side double house. The second floor is the same as the first except that living room is entered through small hall at the head of the stairs. This hall occupies the same space as front closet on the lower floor. The living room on the first floor is entered direct from the porch. Each floor has a separate heating plant.

The exterior is simple and inexpensive. Photograph will be sent on request.

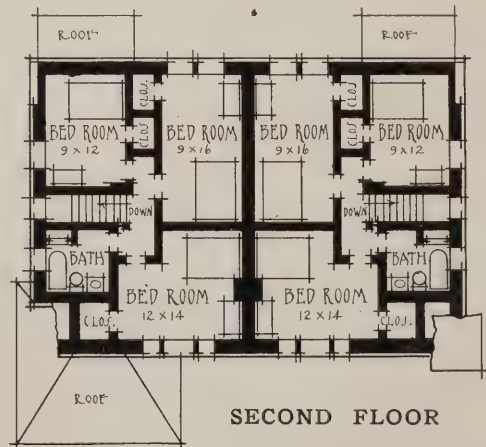
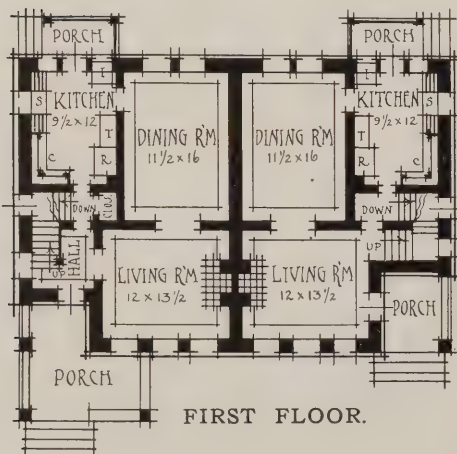
No. 126.

Size, 24 x 47 feet. Cost, \$4,000.00.
Can be built for \$3,800.00 to \$4,800.00.
Cost of plans and specifications, \$25.00.



ENGLISH COTTAGES

A pair of cottages carried out after the modern English style of architecture, constructed of hollow tile and cemented above the basement around the entire exterior. The basement wall above grade is laid up of red brick and white mortar. The grouping of gables and windows gives this house character, seldom if ever, seen in two attached houses. The plan can be cut on the center line and a single house built after the same elevation which in itself would truly be a "home of character."



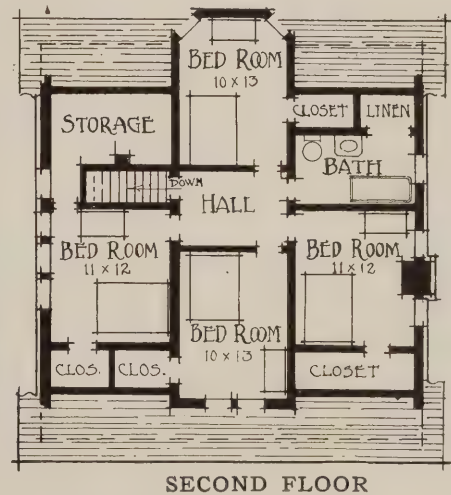
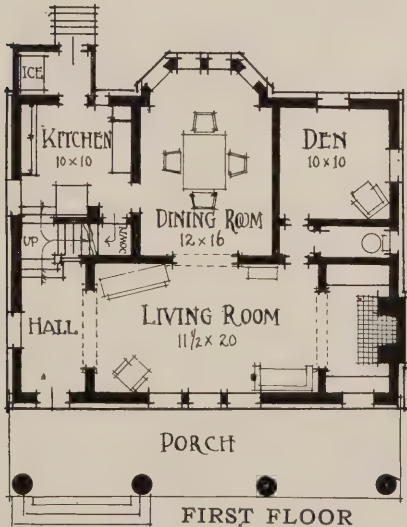
Each cottage contains a hall, living room, dining room, three bedrooms and a bath, a convenient place for wraps on the first story, and a large closet for each bedroom. There is nothing crowded about this plan and each cottage is as separate and distinct as if built by itself. The porches could be arranged on both sides alike, either projecting or receding, and while a receding porch is best for the exterior effect, the projecting porch is somewhat larger. The houses could be built either way. A double house is somewhat cheaper to build than two single houses of equal floor area and, of course, is a more desirable investment.

No. 120—Size, 45 x 30 feet. Cost, \$4,700.00. Can be built for \$4,200.00 to \$6,500.00.
Cost of plans, \$35.00. Cost of specifications, \$5.00.



A DUTCH COLONIAL COTTAGE

This Dutch Colonial Type of Residence constructed in frame, with side walls shingled and the gambrel roof covered with black slate, is very picturesque and homelike. The chimney is built of rough stone and red brick, laid in a pleasing combination which harmonizes well with the texture of the brown shingles. The heavy porch columns which give this house so much character are built of wood. Cement columns can be used and are recommended where cement is available.

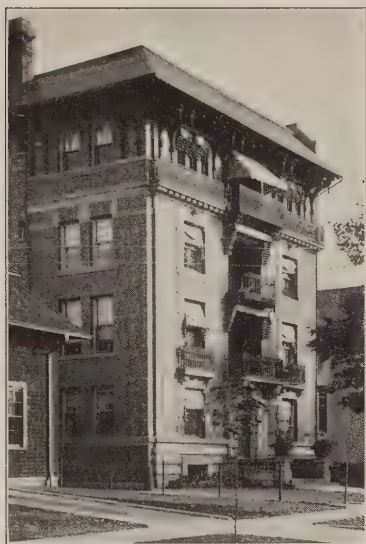


The general plan is very similar to No. 106 except that this house has no attic, storage space being provided in a large room on the second floor. This is a very economical house to build and makes a delightful home. Several minor changes, such as opening up the den and living room or enlarging the den by doing away with the toilet, can be made without increasing the cost. The kitchen stairs and entrance hall arrangement are the same as described in No. 106.

No. 118—Size, 34 x 27 feet; cost, \$3,500.00. Can be built for \$3,000 to \$4,200.

Cost of plans, \$25.00.

Cost of specifications, \$5.00.



TYPICAL SPECIMENS OF EXECUTED WORK





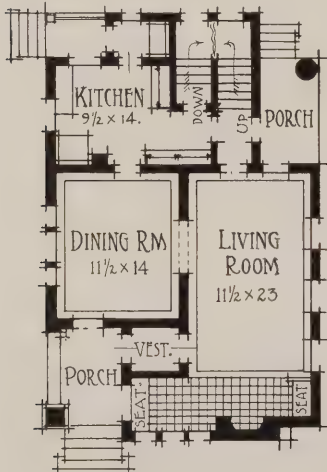
TYPICAL SPECIMENS OF EXECUTED WORK





A MODERN ENGLISH COTTAGE

This is a typical modern English cottage, and a most delightful home for a small family. The large chimney combined with the casement windows lends character and a sense of coziness to the home. The pleasing effect of the exterior is enhanced by the use of extra wide lap siding stained brown or painted white with the roof in a mottled gray and purple slate.



FIRST FLOOR

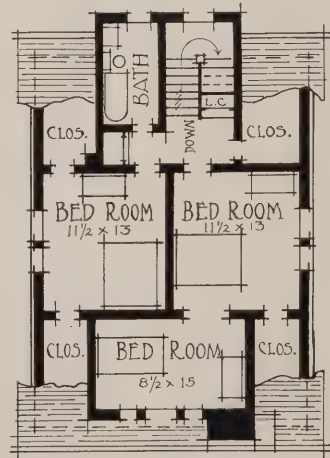
No. 105.

Size, 24 x 36 feet.

Cost, \$2,500.00.

Can be built for
\$1,300.00 to \$3,300.00.

Cost of plans, \$25.00.

Cost of specifications,
\$5.00.

SECOND FLOOR

Considering the size and cost of this home the amount of room given is extraordinary. The house is entered through the vestibule and directly in the front of the living room is a large fireplace set in a tiled nook which has a seat at each end and a row of windows extending from one side of the mantel to the corner of the vestibule, giving an elegant vista from the living room. The stairs are directly accessible from the living room as well as from the kitchen. A porch overlooking the garden is reached through a French window from the rear of the living room. The kitchen is complete and convenient in every detail with a well lighted sink and an ice room. The second floor has three large bedrooms, one of which is a child's room or a sewing room. Large closets, linen closets, storage closet and a large bathroom complete the home. This house is a splendid example of what can be done with little money by careful planning.

A Development of No. 105



No. 108.

Size, 24 x 36 feet.

Cost, \$2,900.00.

Can be built for
\$1,500.00 to \$3,500.00.

Cost of plans, \$27.50.

Cost of specifications,
\$5.00.

This floor plan is a development of the same fundamental idea as Nos. 104 and 105. In addition to the features mentioned for those plans it has a large sleeping porch off the stair hall on the second floor and direct access to the front bedroom through this hall.

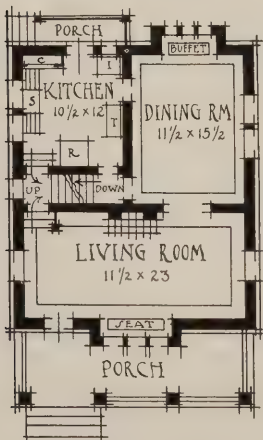
The chimney and foundation, together with the porch parapet walls, are built of red shale brick, and combined with the brown stain of the wide siding and the white trim makes a very attractive residence. There are other combinations which would be equally effective. Any inquiries as to color schemes on this or any other plan in this book will be cheerfully answered and suggestions made.

The elevation is very similar to No. 105. Sketch will be sent on request.



A SIX-ROOM COTTAGE

This is a delightful little cottage, very similar to No. 132 except that the second floor has three bed rooms and a wide seat is built in the bay off the living room. Ample closet space is provided and a basement extends under the whole building with entrance from the kitchen. No space is wasted and the use of a single chimney for kitchen, mantel and furnace makes this an economical home to build.



FIRST FLOOR

No. 135.

Size, 24 x 28 feet.

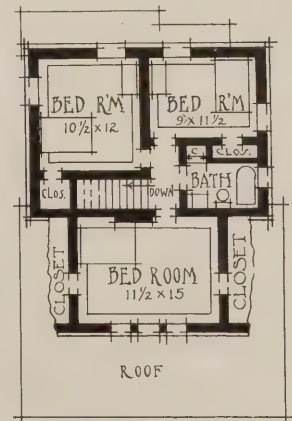
Cost, \$2,400.00.

Minimum cost, \$2,200.00.

Maximum, \$3,000.00.

Cost of plans, \$20.00.

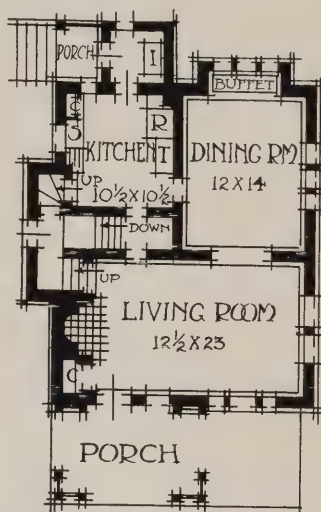
Specifications, \$5.00.



SECOND FLOOR



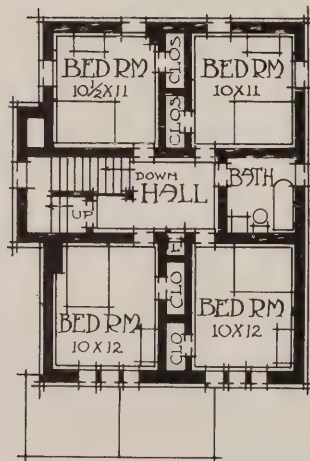
A HALF TIMBER TREATMENT



FIRST FLOOR

This modified English treatment of a time tried plan is most modern and artistic. This home is of frame construction with the use of extra broad siding on the first story, and half timber work with cement above. The roof has green slate and the exterior is further improved by the latticed columns supporting the pergola covered porch. Various color schemes may be used to produce pleasing effects. I will be pleased to answer any inquiries or make suggestions concerning color schemes.

No. 139.



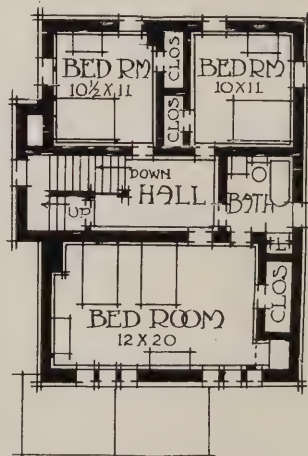
SECOND FLOOR (a)

Size, 24 x 28 feet. Cost, \$2,800.00.
Minimum cost, \$2,600.00.
Maximum, \$3,500.00.
Cost of plans, \$20.00.
Specifications, \$5.00.
Plans with both Second Floors,
\$25.00, and Specifications, \$5.00.

N. B.—This plan is carried in stock in the following sizes: 22x26, 24x28, 26x30 and 28x32 feet.

Please mention size desired in ordering, also which second floor plan is desired.

N. B.—By way of description on these plans: In the kitchen and pantry arrangements the letter "I" indicates refrigerator, "S" sink, "C" cupboards, "R" range, and "T" table.

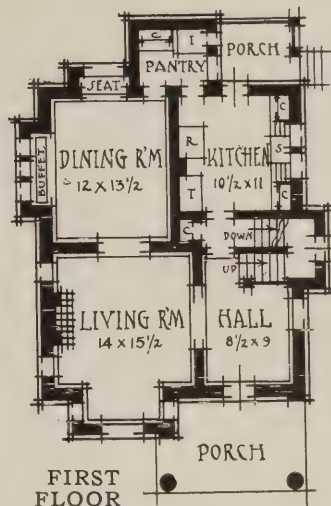


SECOND FLOOR (b)

A novel treatment of the end of the living room is obtained by arranging the fire place beside the stairs and placing a seat or a coat closet, as the individual may desire, at the other end of the mantel. The home contains seven rooms, with bath, a well lighted attic, ice room, combination stairs from kitchen and living room, basement under entire house and grade entrance to the basement. The second floor, containing three rooms, is optional, no changes being required upon the exterior.

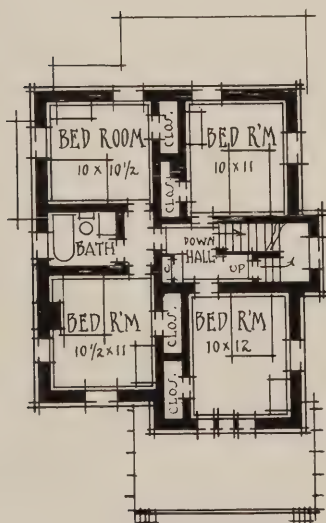


A QUEEN ANNE TREATMENT



FIRST FLOOR

This artistic treatment of a conventional plan is favored on account of its character and the life and vim the design possesses. It is a thoroughly livable and pleasing home. The first story is of wide siding, the second story shingles and the gable ends and second story projection cement and half timber work. The porch roof is carried on trellis beams which in turn, are supported by massive wood columns. The earth is terraced up close to the porch floor level, which floor is cement, marked off into squares.



SECOND FLOOR (a)

No. 138.

Size, 24 x 28 feet. Cost, \$2,800.00.

Minimum cost, \$2,600.00.

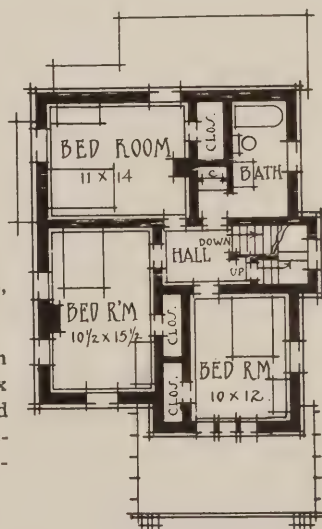
Maximum, \$3,500.00.

Cost of plans, \$20.00.

Specifications, \$5.00.

Plans with both second floors, \$25.00, and Specifications, \$5.00.

N. B.—This plan is carried in stock in the following sizes: 22 x 28 ft., 24 x 28 ft., 26 x 30 ft. and 28 x 32 ft. Please mention size desired in ordering, also which second floor plan is desired.



SECOND FLOOR (b)

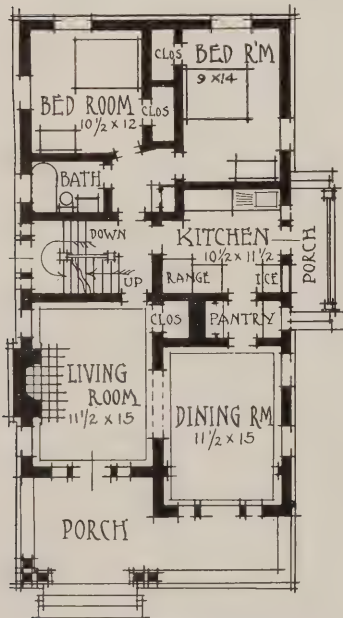
Three rooms, pantry and reception hall are contained upon the first floor of this plan and the second floor contains four bed rooms and bath. However, at purchaser's option, a second floor may be selected containing three bed rooms considerably larger, as slight changes only, such as omission or transposition of windows, being necessary. The house contains an attic and a basement under the entire building with grade entrance from outside.



A CEMENT BUNGALOW

It is difficult to adequately describe the beauty and artistic merit of this bungalow without "overworking the superlatives." The half-tone reproduction speaks for itself and a technical description is more enlightening. The exterior is cement on hollow tile, water-proofed and cream white in color. Trimmings and all woodwork are stained brown and window sash painted cream white. The roof is slated, but shingles stained gray, green or brown would be equally effective, and if the expense of a tile roof can be borne the bungalow would be very striking in appearance. The foundation and porch parapet walls are of red brick laid up in white mortar.

This bungalow is best adapted to a corner lot, but would also be very attractive on a 40-foot lot.



FIRST
FLOOR

No. 110.

Size, 24 x 44 feet.

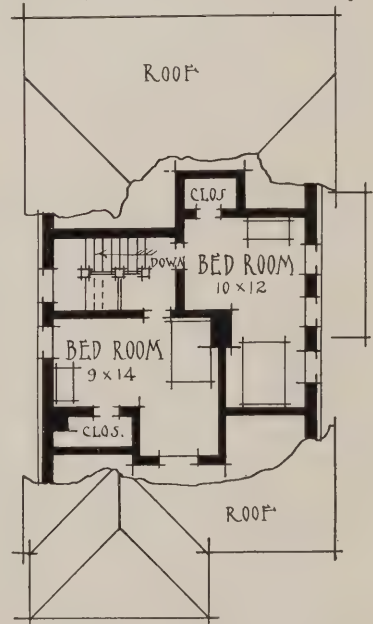
Cost, \$3,000.00.

Can be built for \$1,300.00 to \$3,800.00.

Cost of plans, \$25.00.

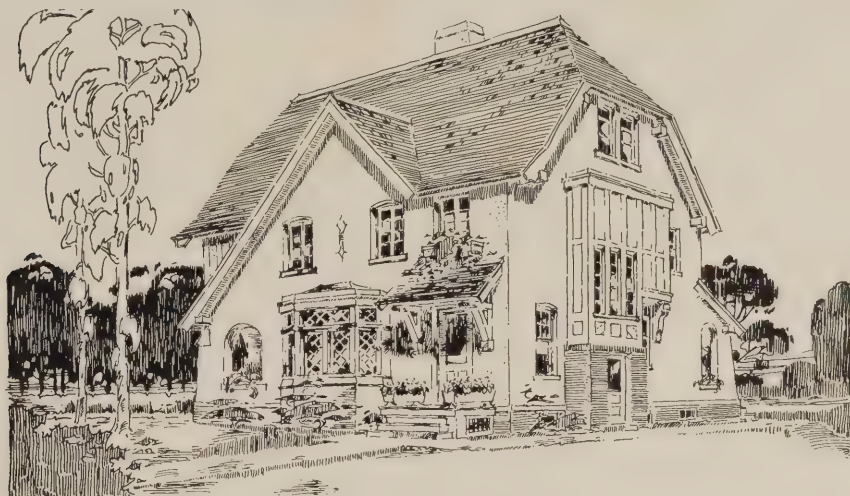
Cost of specifications, \$5.00.

Plans for this bungalow are also furnished in 26, 28 and 30-foot widths at the same price.



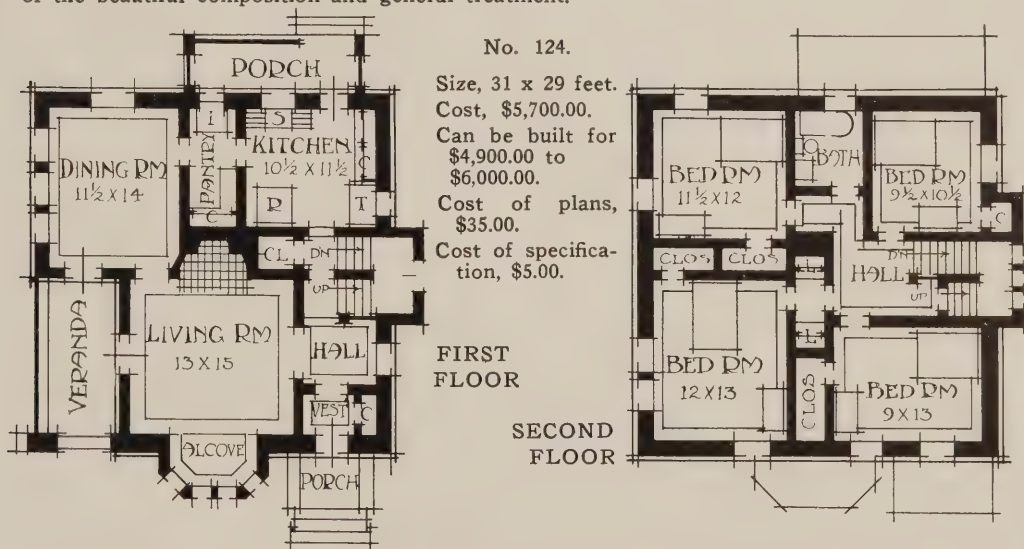
SECOND
FLOOR

The living room and dining room have light on two sides and a large closet is provided off the living room for coats and wraps. A pantry connects dining room and kitchen, both of which are arranged with ample cupboards. The refrigerator is wide and low and arranged to be iced from the outside. Two bedrooms and a bathroom on the first story and two bedrooms on the second or attic story with large linen closets, etc., complete the house. The basement, which is entered by means of the grade landing and through the hall from the kitchen extends under the entire structure. Here again your attention is called to the privacy of the sleeping portion of the house, a result obtained by careful planning.



A MODERN GERMAN TYPE

This is a type of cement house having the feeling of modern German work. The absence of the porch, the bay window on the center of the gable in the front and the new treatment of the stair bay give this house the character and snap which has made it so popular with our friends. The walls being buff colored with the exterior woodwork stained brown and sash painted white, together with the green slate roof and red brick foundation, compose a color scheme which is livened by a touch of brilliant color in the flower box over the hood and also in the flower boxes at each side of the entrance stoop; a color combination worthy of the beautiful composition and general treatment.

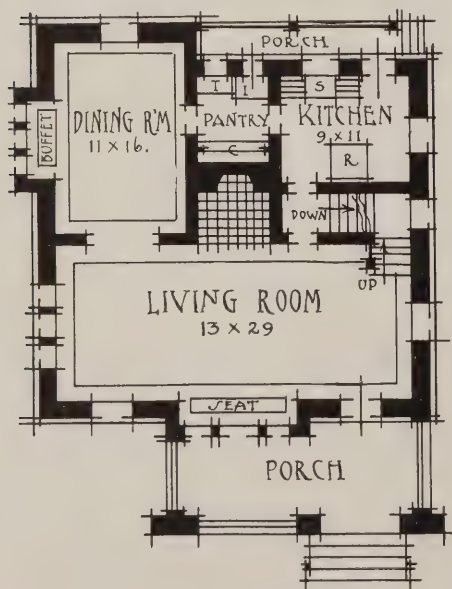


There are too many attractive features in this house to even begin to enumerate them. A little study of the plan will show how thorough everything that goes to make an artistic home has been worked out. It is exceedingly convenient and livable. Attention is called to the veranda opening off the dining room as well as the living room. This is receding, as the type of architecture does not permit of an extending porch. The second floor has four bedrooms, each with ample closet, linen closet, bathroom, a well-lighted hall and stairway to attic. The basement extends under the entire house and is reached from the grade entrance landing under the main stairs and from the kitchen, or through the hall from the living room. Sufficient space to be finished off as a billiard room or divided into additional bedrooms is provided in the attic.

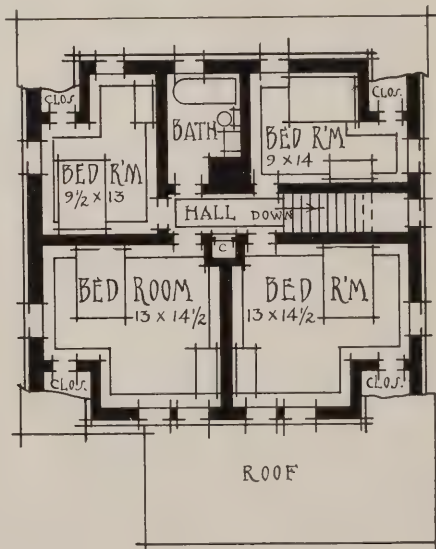


AN AMERICAN HOME

A somewhat unusual and picturesque treatment for an American home, possessing character and an air of solidity. The walls up to the second story window sills are plastered and the area above, including the gable ends and dormers, are treated with vertical boards and battens, stained brown. The roof is shingled and stained moss green, while the cemented portions are tinted a light buff and at the same time water-proofed. Its individuality, with its compact, inexpensive construction and pleasing proportions have made it a great favorite.



FIRST FLOOR



SECOND FLOOR

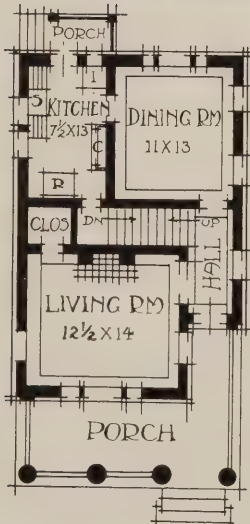
The large living room across the entire front of the house has a window seat on the front wall and a fire place directly opposite in an angle-nook. The dining room has a square bay designed for a buffet. The pantry and kitchen arrangement is ideal. A single chimney, meeting all requirements, makes this an economical plan to build. The second floor has four bed rooms, bath, linen closet and roomy closets off each bed room. There is no attic but windows are provided in each gable above the second floor ceiling for ventilation. The space under the roof is reached by means of stairs off the rear bed room. Basement extends under entire house and is reached from kitchen and living room or through grade entrance from outside.

No. 137.

Size, 30 x 28 feet. Cost, \$3,800.00.
 Minimum cost, \$3,000.00. Maximum, \$4,500.00.
 Cost of plans, \$30.00. Cost of specifications, \$5.00.



AN INEXPENSIVE HOUSE

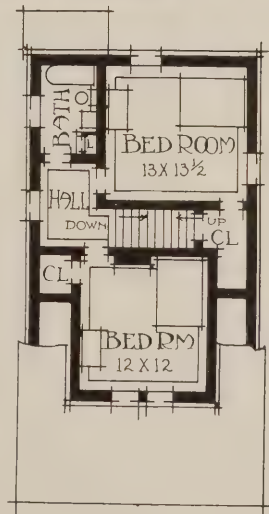


FIRST FLOOR

The plan is very simple and compact and shows a small kitchen with the cupboards, range, sink and refrigerator so conveniently placed that many steps will be saved in doing the housework. This, together with the wonderfully good lighting and ventilation, has caused much favorable comment upon this house. Two bedrooms and bath are provided on second floor; also an unfinished attic, with a basement under the entire house. In this house one chimney answers all purposes and helps to make it a very inexpensive home.

No. 133.

Size, 20 x 30 feet. Cost, \$2,100.00.
 Can be built for \$1,800.00 to \$2,800.00.
 Cost of plans, \$20.00.
 Cost of specifications, \$5.00.

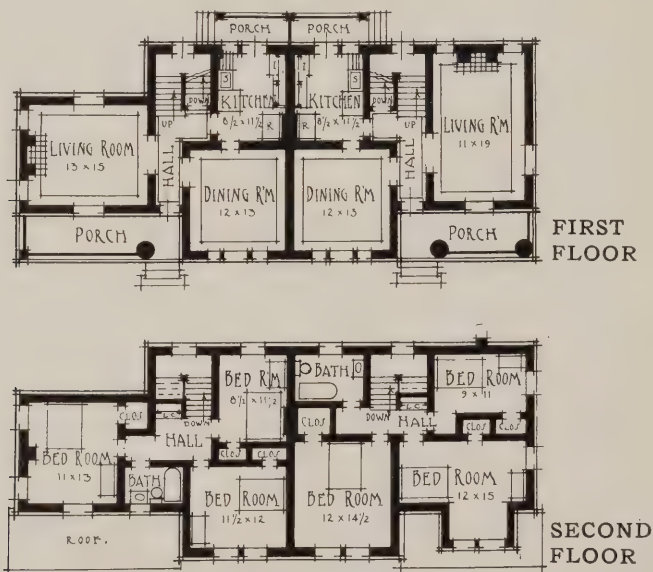


SECOND FLOOR



A PAIR OF COTTAGES

In this design for a pair of cottages, with a rather interesting and symmetrical treatment of the exterior, red brick is used for the exterior, except in the large twin gable ends which are of frame, covered with wide lap siding. The roof is covered with black slate. Like No. 120 each porch is entirely separated from the other by the body of the house. The exterior combination, of red brick, white siding and white window frames with black slate is exceedingly pleasing.



This plan is built on a very shallow lot with plenty of length, and in each house the living room has light on three sides, while the dining rooms are amply lighted from the front. The kitchen is well arranged and has convenient access to the second floor or to the basement. The front door is accessible from the kitchen through the center hall in each cottage. Bedrooms and bathrooms are large, and ample closet space is provided. The linen closet is in the second floor hall. Basement is built under the entire house, and is entered from the grade landing at the rear. No attic.

No. 121.

Size, 61 x 27 feet.

Cost, \$5,200.00.

Can be built for \$4,500.00 to \$6,000.00.

Cost of plans, \$35.00.

Cost of specifications, \$5.00.



DUTCH COLONIAL LINES.

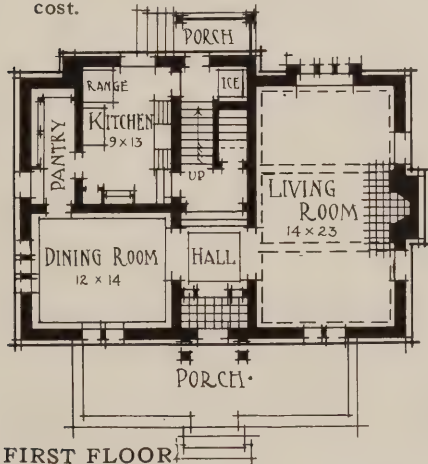
Another home of which the Dutch Colonial house is the prototype. In a house fronting to the north or northeast, a porch without a roof is preferable, as it is always shady in the afternoons and admits the maximum volume of light into the living rooms. If it faces south or west, a roof should be provided. The first story of this home is lap siding. Second story and roof are covered with cedar shingles, dipped in oil and left to weather. The chimney is rough shale brick laid in white mortar. In ordering plans for this house a covered porch can be had without extra cost.

No. 125. Size, 36 x 24 feet.

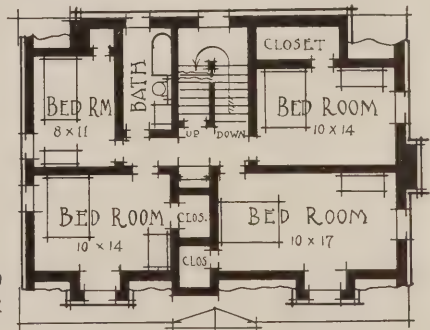
Cost complete, including decorations and electric fixtures, \$4,500.00.

Can be built for \$3,500.00 to \$4,500.00.

Cost of plans, \$37.50. Cost of specifications, \$5.00.



SECOND FLOOR

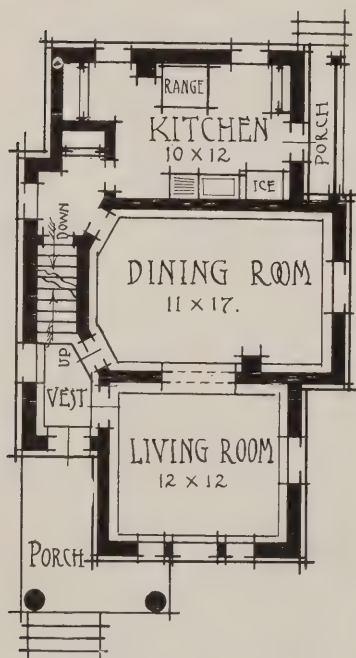


Access to porch, through wide French windows, from both dining room and living room give an air of openness to the entire lower floor. There is a large coat closet on a slightly raised landing under the stairs. At the rear, ice room is provided, with entrance to cellar and to kitchen. The living room has a beamed ceiling and a large fire-place on its longest wall. The first floor plan is complete and roomy and smacks of coziness from every viewpoint. The second floor plan contains a conveniently located bath room and four bed rooms. The attic is unfinished, but spacious enough for two bed rooms. A basement is provided under the entire house.



A MODEST COTTAGE

This is a development of a very simple plan. It is artistic and pleasing, but like many typical plans of inexpensive homes proper study of the exterior expression has not always been given. When built according to my plans and specifications this house has all the snap and style of a house of many times its cost. The first story is cement over ordinary frame construction, applied on metal lath to prevent cracking; second story is of shingles, stained, with every fourth row doubled, which is an inexpensive method for gaining a desirable effect and making a pleasing exterior.

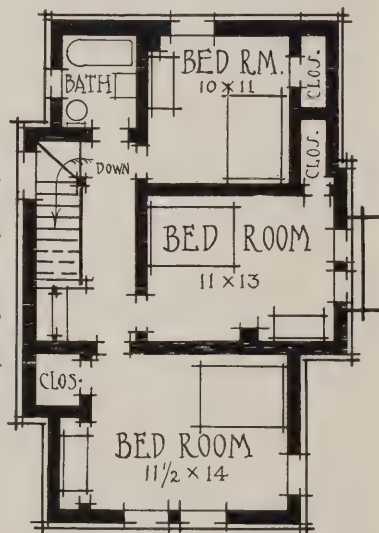


FIRST FLOOR

No. 115.

Size, 21 x 33 feet.

Cost, \$1,900.00.

Can be built for
\$1,700.00 to
\$2,400.00.Cost of plans,
\$20.00.Cost of specifica-
tions, \$5.00.

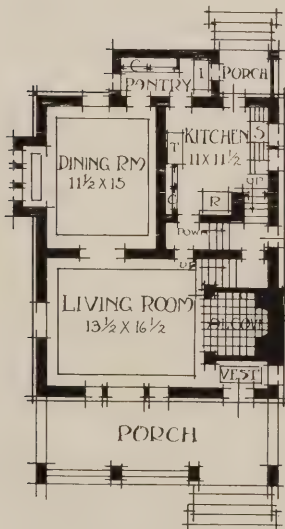
SECOND FLOOR

The plan is so simple, economical and convenient that it requires no explanation. As built the house is heated with stoves, and chimneys so located that one can be placed in every room. A hot-air furnace could be installed at slight expense which would avoid the necessity of the front chimney. This would make a comfortable home for the Northern States.



SHINGLES AND WIDE CLAPBOARDS

This small house of frame construction is carried out in shingles from above the first story windows. The chimney, porch, walls and foundation are rough red brick; the space between the top of the first floor windows and foundation is sided with ten-inch strip lap siding. It is a splendid example of artistic effect obtained with inexpensive material. The plan is square and compact while the unbroken roof lines take away the usual high shouldered effect of a square house.



FIRST FLOOR.

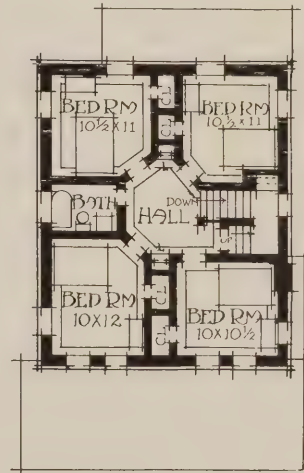
No. 130.

Size, 24 x 30 feet.

Cost, \$3,100.00.

Can be built for \$2,900.00
to \$3,500.00.

Cost of plans, \$25.00.

Cost of specifications,
\$5.00.

SECOND FLOOR

The fire-place and alcove at the end of the living room and between the vestibule and stairway are handsome features of the lower floor and give just the required effect to lift the plan from the common-place. The four bedrooms are large and plenty of closet space is provided. Upon close study, the completeness of this plan in all its details will be readily seen.



A TWO-FAMILY
FLAT HOUSE



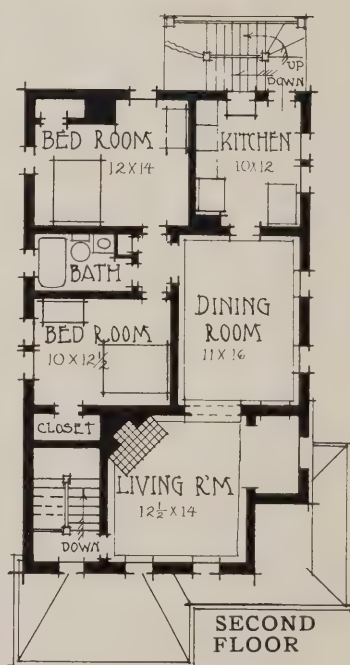
No. 127.

Size, 25 x 42 feet.

Cost, \$3,800.00.

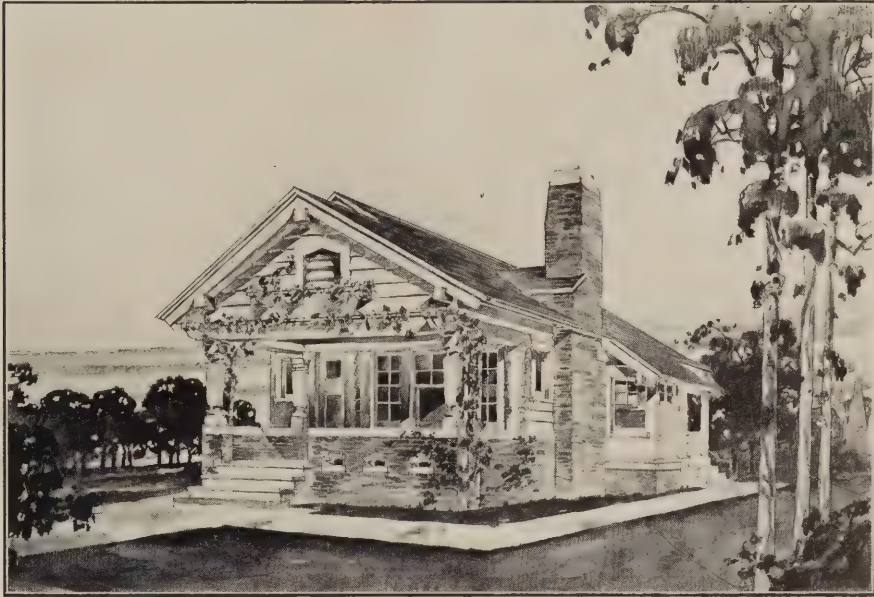
Can be built for
\$3,500.00 to \$4,500.00.

Cost of plans and
specifications, \$25.

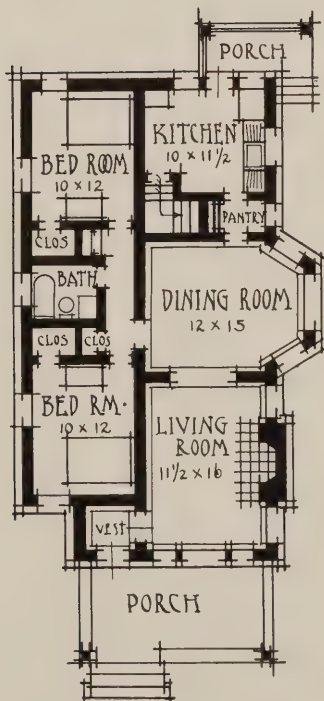


This attractive two-family house has the appearance of a single dwelling. The grouping of windows in bay and gables and the attention devoted to details of trim, porch columns, etc., are the distinguishing features.

The first and second floors are practically the same, except that living room on first floor has a well-lighted bay, which adds considerably to its size, while the second floor living room has large alcove which is equally attractive. The dining room and kitchen are light, roomy and well appointed. Bedrooms and bath are secluded from the living portions of the house, and have large closets. There are separate heating plants for each floor in the basement. Attic and basement space is provided for each family.



A CALIFORNIA BUNGALOW



This is a small bungalow of the California type; of frame construction with wide siding and shingle roof. The chimney and foundation are brick. This is one of the best small plans in this collection.

The entrance is through a small vestibule. Living room, dining room and kitchen occupy one side of the house with a pantry between the dining room and kitchen. Two bed rooms and bath room, closets and linen closet are on the other side, and a stairway leads from the kitchen to the basement. The attic, which in this plan is very low, is not serviceable. An opening could be made between living room and front bed room and that room used as a den, in the event of only one bed room being needed. The basement is just sufficient to contain the heating plant, coal room and laundry.

The plan as shown is 22 feet in width, but can be furnished in 24 and 26 foot widths. Please mention width desired in ordering.

No. 111.

Size, 22 x 42 feet.

Cost, \$1,900.00.

Can be built for \$1,000.00 to \$2,500.00.

Cost of plans, \$15.00. Cost of specifications, \$5.00.

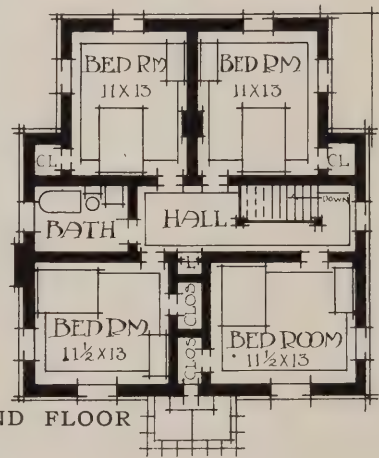


AN OLD COLONIAL HOUSE

A type of Old Colonial farm house made more stately by placing a broad, paved terrace in front of the house and somewhat modernized by the use of a trellis beamed hood over the entrance and a flower box placed on the outside of the center window on the second story. It is built entirely of frame with wide clap boards and shingle roof. The walls have a cream-white color and the sash and other trim are painted pure white. The roof is colored moss-green and the blinds are painted a dark bottle-green. It has the air of an old New England farm house and reminds one of the days of our grandfathers. This is a true American type of architecture and with the proper setting has no equal for a restful home-like home.



FIRST FLOOR



SECOND FLOOR

No. 131.

Size, 30 x 32 feet. Cost, \$4,000.00.
 Can be built for \$3,700.00 to \$4,500.00.
 Cost of plans, \$30.00. Cost of specifications, \$5.00.

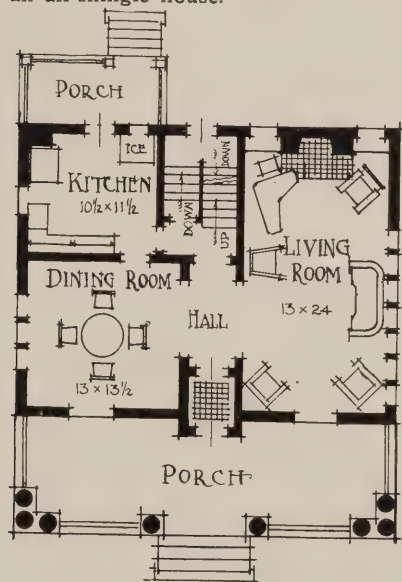
The plan is the usual Colonial type with a center hall and large living rooms on one side and dining room on the other. The arrangement of rooms on both floors is economical and no space is wasted. As this type of house does not permit a covered porch, one has been provided at the back, overlooking a handsome garden. Placed thus it is more desirable than one overlooking a street.

Plans of numerous small cottages of the Colonial type, which have been kept as pure in design as this, up to mansions costing five times as much are kept in stock, which I will be pleased to submit upon application.

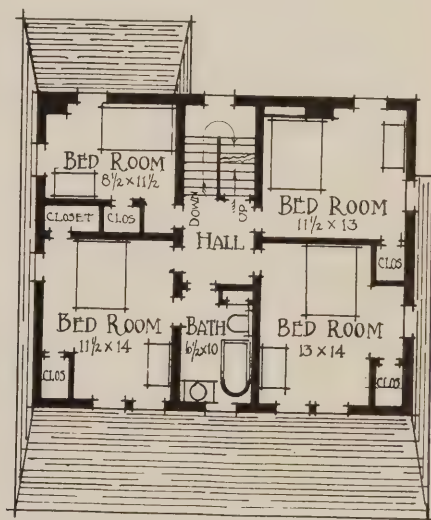


MODERN DUTCH COLONIAL

This Dutch Colonial Cottage is built with black slate roof, lap siding painted brown, and porch columns, window sash and outside trim painted white. The foundation is faced with red brick from grade line to sill. It would be equally attractive as an all-shingle house.



FIRST FLOOR



SECOND FLOOR

The first floor is planned with a center hall with stairway in the rear, so placed for convenient access from kitchen. The large living room with a fire-place and a row of high windows occupies one entire side of the house, while the kitchen and dining room balance it on the other side. The front door is accessible from the kitchen without entering the living or dining room. The kitchen is conveniently arranged. The second floor has four large bedrooms with closets, bath room, linen closet and stairs to attic.

No. 102.

Size, 33 x 25 feet.

Cost, \$3,800.00.

Can be built for \$3,500.00 to \$4,500.00.

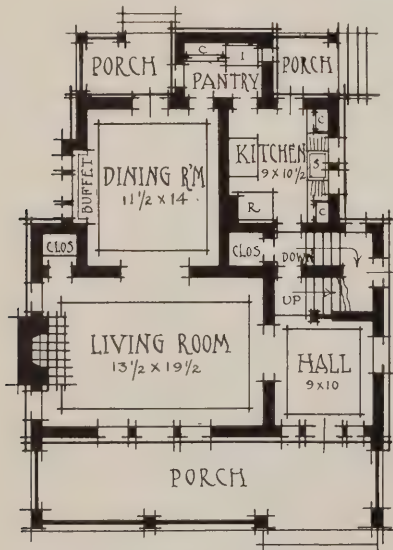
Cost of plans, \$25.00.

Cost of specifications, \$5.00.

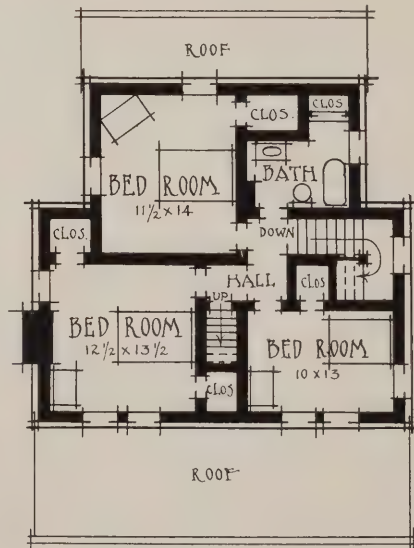


A SEVEN-ROOM COTTAGE

A combination of shingled gables, resawn ten-inch siding and brick-work give this house an unusual and pleasing exterior. The large porch across the front is nicely tied to, and forms an integral part of, the design.



FIRST FLOOR



SECOND FLOOR

Symmetry is the keynote of the lower floor. By opening the hall directly on center with the fireplace, and the dining room on center of the living room, the apparent size of the interior is greatly increased. The interior of this house gives one the impression of being a very large and expensive residence. The service portion is very complete and convenient. Access from hall, kitchen or the outside to the basement is as convenient as anyone can wish for. The porch off the dining room, overlooking the garden, and the pantry arrangement with outside icing, are only a few of the numerous points commendable in this plan. The second floor has three large bed-

rooms with ample closets, a spacious bathroom and stairs to attic. The roof at the rear of the second floor can be carried up higher and a balcony gained off of the rear bedroom, which feature will be included if requested when ordering plans. The attic is unfinished and the basement extends under the entire house. The attic is large enough to contain two bedrooms and storage space, if desired, or could be finished as one large room and used as a billiard room.

No. 119.

Size, 30 x 28 feet.

Cost, \$3,300.00.

Can be built for \$3,000.00 to \$4,500.00

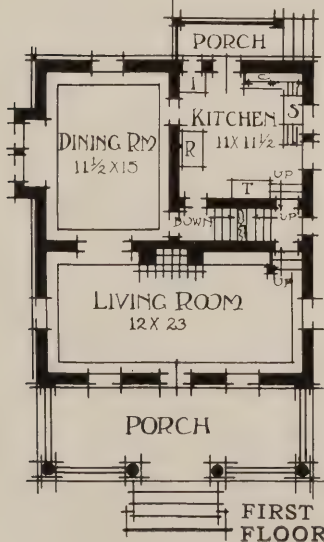
Cost of plans, \$25.00.

Cost of specifications, \$5.00.



A FIVE-ROOM COTTAGE

A design for a small home having a Colonial feeling and kept simple and inexpensive. Ordinary lap siding is used on the lower story; the roof and gable ends are shingled. The living room is entered direct and one chimney is provided which is



used for the furnace, living room mantel and the kitchen range, a piece of six-inch double-lined iron pipe being used to extend across rear stair hall to kitchen, and from there connected with the kitchen range. Two bedrooms are provided. Combination stairs lead from the kitchen and living room to the second floor and a stairway to the basement, which extends under the entire house. Bath room and kitchen are carefully studied and conveniently arranged. A pantry could be added in the rear with small additional expense.

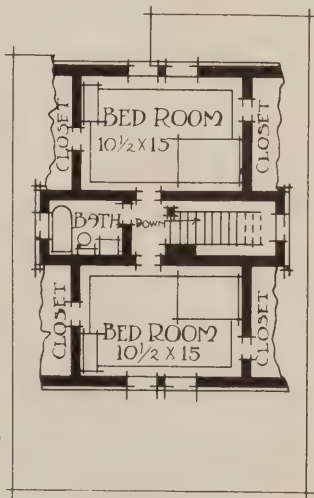
No. 132.

Size, 24 x 28 feet. Cost, \$2,200.00.

Can be built for \$2,000.00 to \$2,800.00.

Cost of plans, \$20.00.

Cost of specifications, \$5.00.

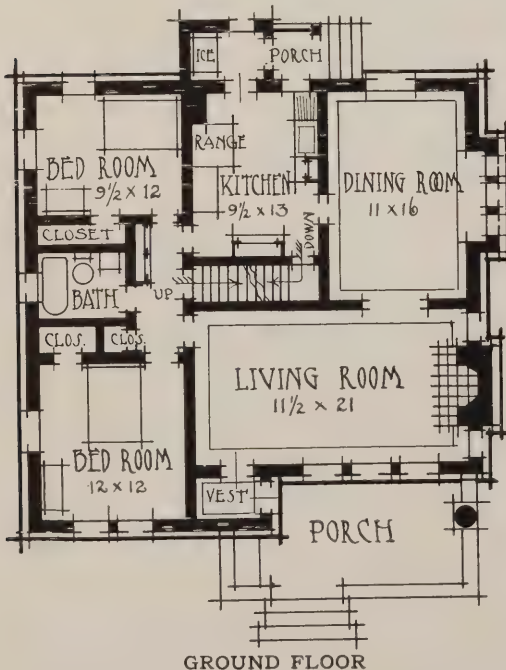


SECOND FLOOR



A SHINGLE AND CLAPBOARD BUNGALOW

A bungalow of considerable width and suitable for any climate or location. The exterior is clapboarded to the top of the windows and painted white, the gable ends are shingled and stained brown, while the chimney and foundations are of brick. Simple roof lines and hooded porch give a restful homelike air to the whole exterior.



The plan is simplicity itself. A large living room with fireplace at one end, a dining room and a convenient kitchen constitute the living portions of the house. Bedrooms, bathroom and stairs to second floor are off a small hall accessible from the living room and kitchen. The complete separation of the living quarters from the sleeping rooms in my bungalow plans has met with great favor. Both bedrooms and hall have ample closet space and the second floor is finished in one large room, but could be divided into three bedrooms if desired.

No. 112.

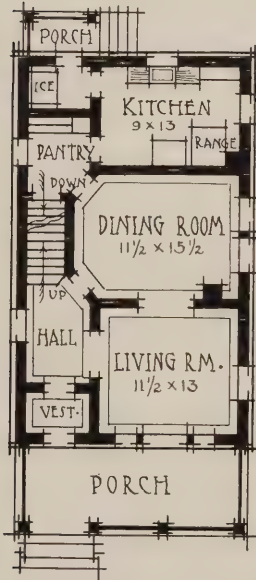
Size, 34 x 33 feet. Cost, \$2,400.00.
Can be built for \$1,200.00 to \$3,000.00.
Cost of plans, \$25.00.
Cost of specifications, \$5.00.

I also carry this plan in 36 and 40-foot widths at same price.



A SMALL SIX ROOM COTTAGE

A simple treatment of a six-room house possessing its full share of character. This home is of frame construction with the first story in ordinary siding painted white and the second story in shingles stained gray. Porch columns and all trimmings are painted dark brown and the window sash and sash bars are painted white. The railing on the porch is made up of $\frac{7}{8}$ by 5 in. cypress boards with the pattern sawed out at each joint. This is a departure from the ordinary spindle and is one of the details about this home which gives it such style and character.



FIRST FLOOR

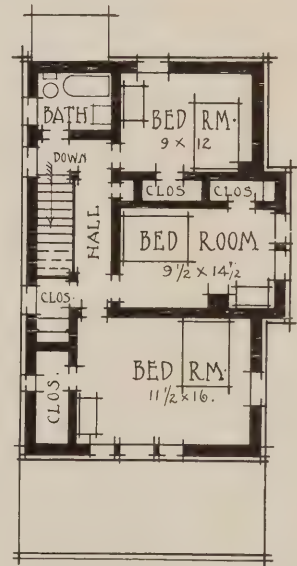
No. 113.

Size, 20 x 34 feet. Cost, \$2,100.00.

Can be built for \$1,900.00 to \$2,500.00.

Cost of plans, \$20.00.

Cost of specifications, \$5.00.



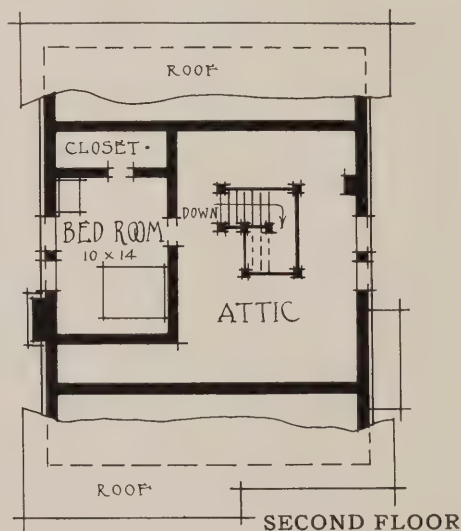
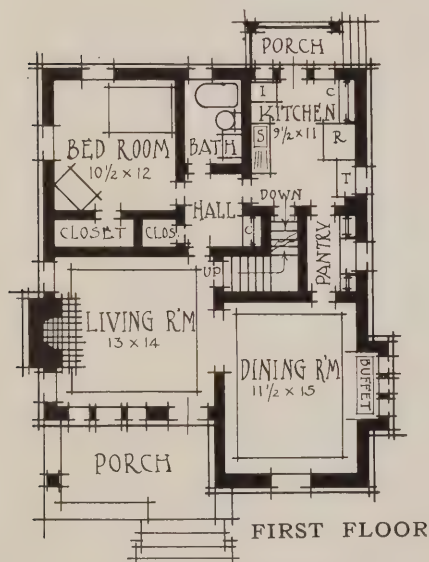
SECOND FLOOR

The plan is very simple and inexpensive, and at the same time possesses all of the features obtainable in such a small house as this. The kitchen, with its pantry and ice room, is complete and convenient, and the bath room on the second floor is placed conveniently for general use from any part of the house. The plan is arranged with chimneys so that each room can be heated with a stove, and in cold weather the rooms can be shut off from each other to keep out draughts. The expense of a furnace would be a wise investment, and the additional cost would not be great.



A FIVE-ROOM BUNGALOW

A delightful little bungalow with re-sawn lap-siding, shingle roof and a rough brick chimney. Walls and roof are stained brown, the trimmings and sash are painted white. Full of character; a very desirable home. The exterior will lend itself to several pleasing color combinations.



The plan contemplated but one bedroom on the first floor and one on the second; a third bedroom can be provided by building out a dormer in the front, or preferably in the rear, as an unbroken roof-line is desirable in a bungalow. If dormer is placed in the rear it would not be visible from the front. The plan is complete in all its details. On the small scale used it is difficult to show all the features provided for on the working drawings, and lack of space permits the briefest description only.

This plan is carried in twenty-eight and thirty-foot widths at same prices. Please mention width desired in ordering.

No. 136.

Size, 27 x 34 feet.

Cost, \$2,100.00.

Can be built for \$1,100.00 to \$2,600.00.

Cost of plans, \$20.00.

Cost of specifications, \$5.00.

Afterword

Experience

I have had 20 years of practical experience in building over a million dollars' worth of homes, and give my personal attention to all the details that go to make up the character of every plan that I send out.

Stock Plans

If one of the simple, harmonious exteriors and convenient floor plans in this book fits your needs, I will send to you complete, scale working drawings and specifications for the various trades involved, upon receipt of the price mentioned with each design. If, however, some change, whether of smaller or greater magnitude, is desired to mold these plans more closely to your individuality, write to me and the extra cost of such changes will be cheerfully given. To obtain a "character house," you should be very careful in considering any changes that may mar or destroy the simplicity of your home.

Interior Finish

In the brief descriptions of houses in this book, I have not described the interior finish; this is not only on account of lack of space but because the selection of this finish depends largely upon your individuality and the cost of the various woods used for finishing in your locality. I will gladly make suggestions or answer any inquiries in regard to this matter.

Working Drawings

The drawings for these homes, most of which have been built, are practical, and so explicit that any contractor can carry them out with results as depicted on the preceding pages. The working drawings consist of two sets of blue prints (one for the owner and one for the contractor), each set containing quarter scale drawings of basement, first, second and attic floors and roof plan, and four elevations of the exterior, full size details and three-quarter scale details of seats, cupboards, china cabinets, stairs, and other features contained in the home. On these plans all dimensions required by the contractor are given in feet and inches, including the sizes of story heights, flues, glass, etc.; also full-sized sections of mouldings, trellis beams, cornices and other details required to give your home character. In fact, these plans are prepared in exactly the same thorough-going way as are the plans on which regular commissions are received.

Reversed Plans

Plans will be reversed to suit location, if desired, without extra charge.

Specifications

The specifications are a thorough description of the drawings, dealing at length with the various features of the plans and elevations, describing all material, workmanship and method of construction. They also contain adequate clauses protecting the owner and insuring good workmanship.

Contract Blanks

The necessary contract blanks for mason, carpenter, etc., are also included.

Estimated Cost

The estimated cost of houses given in this book are high in comparison with cost of houses previously published, and are so because each house has either been built or actual bids taken thereon for each trade in accordance with prices of building material and labor prevailing in Northern Ohio at the present time. These prices will vary throughout the United States in ratio to the fluctuating prices of brick, lumber, lime, etc., climatic conditions, and the cost of skilled labor, number of hours that constitute a working day and the amount of work the contractor has on hand. At a busy time larger profits will be demanded than at a time of comparative inactivity.

Cost in Your Locality

On receipt of information blank properly filled out, I will figure the cost of any house in this book and send you an accurate estimate of what the house will cost in your particular locality.

Special Plans

If no particular plan in this book meets your individual requirements, on receipt of the necessary information and a sketch of the floor plans you want, I will make a scale drawing of your sketch and a perspective of the exterior. I will also figure the cost of the house from the information given. This will give you a very close estimate of what the house will cost. The scale drawing, perspective and estimate will be sent you for your inspection and any suggestions or changes you may desire to make. After all corrections are made and the preliminary plan worked out to your satisfaction, the final drawings, elevations and specifications will be made. In this way you can get a home built exactly according to your ideas, and developed with my assistance along true architectural lines. While the cost of plans is, of necessity, higher, the result will be a true expression of your ideal of a home—a "Home of Character" in the truest sense.

Deposit with Sketch

To cover a part of the cost of doing the preliminary work, I require a deposit of \$5.00 with the order, which will apply on the total cost of the finished plans, if you desire me to complete them after seeing the preliminary plan.

Cost of Special Plans and Specifications

My charges for complete plans and specifications on special work are 3% of the total cost, on houses costing under \$7,500.00. On houses costing more than that amount charges for plans and supervision will be quoted on request.

Special Work

I do not confine my work to planning houses alone. With a large and well organized office force I am prepared to plan and superintend the construction of any kind of building in any part of the country. I will be pleased to submit preliminary drawings, estimates of cost or consult with local architects concerning any class of building, public or private, in any part of the United States.

JOHN HENRY NEWSON,
Williamson Building, Cleveland, Ohio.

City and Date.....

John Henry Newson,
Williamson Building,
Cleveland, Ohio.

Dear Sir:—

Please make an estimate of the cost of house number
in your book, "Homes of Character" if built under the following conditions:—

1. Wages and number of hours work per day for masons?.....
For carpenters?..... Plumbers?.....
Common labor?.....

2. Present prices of bill stuff per thousand?..... Siding?.....
Shingles?..... Interior finish?.....

.....
Hardwood flooring?..... Brick per thousand?.....

Stone per perch or ton?..... Hollow tile per thousand?.....

Cement per bbl.?.....

Remarks:

.....
.....
.....
.....

This estimate to be made and sent without any charge or expense to me.

Name.....

Street and No.....

City..... State.....

Bank References: Garfield Savings Bank and Cleveland Savings & Loan Co., Cleveland, O.

John Henry Newson,
Williamson Building,
Cleveland, Ohio

I enclose herewith.....
N. Y. Draft, Express or P. O. Money Order.

If you want plans reversed please state so in ordering.

1. Foundation material?
Brick, Stone, Concrete, etc.

2. Ashlar?
Brick, Stone, or Artificial Stone, etc.

3. Cellar floor cemented?
4. Sewer or Cesspool?

5. How is house to be heated?
Gas, Stoves, Hot Air, Hot Water or Steam Furnace.

6. Framing lumber or bill
stuff?
Hemlock, Pine, etc.

7. Rough flooring?
Hemlock, Pine, etc.

8. Sheathing?
Hemlock, Pine, etc.

9. Exterior finish?
Shingles, Lap Siding, Patent Siding, etc., if of brick or stone specify kind.

10. Interior finish?
Specify by rooms. Oak, Whitewood, Birch, Yellow Pine, etc.

11. **Finished floors?**
Specify by rooms. Oak, Birch, Maple, Yellow Pine, etc.

12. Roof?-----
Shingle, Slate, Tile, etc.

13. Glass?-----
Sheet or Plate.

13. Glass?-----
Sheet or Plate.

14. Kind of plumbing fixtures?.....

15. House piped for gas?..... Wired for electricity?.....

16. City Water?..... All rooms plastered?.....

17. Patent or Common plaster?.....

18. Interior finish?
Painted, Waxed, Varnished, Enameled, etc. Specify each room, also stain if desired.

19. Finish of finished floors?.....
Shellac, Wax, Varnish, etc.

20. To what depth does the ground freeze?.....feet.

Remarks :

Name.....

Street and No. _____

City..... State.....

City and Date.....

John Henry Newson,
Williamson Building,
Cleveland, Ohio.

Dear Sir:—

I enclose herewith.....
N. Y. Draft, Express or P. O. Money Order.

for \$..... and sketch of house of which I desire you to make and send me preliminary drawings, perspective of exterior, and estimate of cost. This order is given with the express understanding that the amount enclosed covers your entire charge for this preliminary work, and that said amount shall apply as part payment on your charges for the final drawings and specifications, as stated in your book "Homes of Character," should I order you to make them after inspecting the preliminary work. In no event is this letter to be construed as an order for the final plans and specifications.

To aid you in the preliminary work, I give the following information :

1. Size and shape of lot?.....
2. Is the lot level?.....
If not, give slope.
3. Soil?.....
Clay, Sand, Gravel, etc.
4. Distance from house to street?.....feet
5. Which way will house face?.....
North, South, East, West.
6. Foundation material?.....
Brick, Stone, Concrete, etc.
7. Ashlar?.....
Brick, Stone or Artificial Stone and kind.
8. Cellar floor cemented?.....
9. Sewer or Cess pool?.....
10. How is house to be heated?.....
Gas, Stoves, Hot Air, Hot Water or Steam Furnace
11. Framing lumber or bill stuff?.....
Hemlock, Pine, etc.
12. Rough floors?.....
Hemlock, Pine, etc.
13. Sheathing?.....
Hemlock, Pine, etc.
14. Exterior finish?.....
Shingles, Lap Siding, Patent Siding, etc., if brick or stone specify kind.
15. Interior finish?.....
Specify by rooms. Oak, Whitewood, Birch, Yellow Pine, etc.
16. Finished floors?.....
Specify by rooms. Oak, Birch, Maple, Yellow Pine, etc.
17. Any panel wainscot or beam ceilings?.....
Specify by rooms. Living room, Dining room, etc.

18. Any special work?.....
Sideboards, Bookcases, Mantels, etc.

19. Roof?.....
Shingle, Slate, Tile, etc.

20. Glass?.....
Sheet or Plate.

21. Any leaded glass?.....
Specify where.

22. Kind of plumbing fixtures?.....

23. House piped for gas?..... Wired for electricity?.....

24. City Water?..... If not, tank or pressure system from well or cistern?.....

25. All rooms plastered?..... 26. Patent or common plaster?.....

27. Interior finish?.....
Painted, Waxed, Varnished or Enameled, specify each room, also stain if desired.

28. Finish of finished floors?.....
Shellac, Wax, Varnish, etc., what rooms.

29. Wages and number of hours work per day for masons?.....

For carpenters?..... Plumbers?..... Common labor?.....

30. Present price of bill stuff per thousand?..... Siding?..... Shingles?.....

..... Interior finish?.....
On material specified.

Hardwood flooring?..... Brick per thousand?..... Stone per perch or ton?.....

..... Hollow tile per thousand?..... Cement per bbl?.....

31. Are snows heavy?..... 32. To what depth does the ground freeze?..... feet

33. Which house in this book do you like best?..... 34. Shall I follow your
Give number.

plan strictly, or may I make suggestions?.....

35. What is your limit of total cost?.....

Remarks:

.....

.....

Name

Street and No.

City..... State.....

Dearest these planes are not near
as good as yours. I am going
to send you in

